



California Debt Limit Allocation Committee

CDLAC

Committee Meeting

Wednesday, December 11, 2024

9:00 AM



CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE

901 P Street, Suite 213A
Sacramento, CA 95814
p (916) 654-6340
f (916) 654-6033
www.treasurer.ca.gov/cdlac

**MEETING NOTICE
AGENDA**

MEETING DATE:
December 11, 2024

TIME:
9:00 a.m.

LOCATION:
State Treasurer's Office
901 P Street, Room 102
Sacramento, CA 95814

BOARD MEMBERS (voting)
FIONA MA, CPA, CHAIR
State Treasurer

MALIA M. COHEN
State Controller

GAVIN NEWSOM
Governor

ADVISORY MEMBERS (non-voting)
GUSTAVO VELASQUEZ
Director of HCD

TIENA JOHNSON-HALL
Executive Director of CalHFA

DIRECTOR
MARINA WIAN
Interim Executive Director

Members of the public are invited to participate in person, remotely via TEAMS, or by telephone.*

[Click here to join the TEAMS meeting \(full link below\)](#)

**Public Participation Call-In Number
(888) 557-8511
Participant Code:
5651115**

The California Debt Limit Allocation Committee (CDLAC) may take action on any item.
Items may be taken out of order.
There will be an opportunity for public comment at the end of each item, prior to any action.

- 1. Call to Order and Roll Call**
- Action Item:* **2. Approval of the Minutes of the October 2, 2024, Meeting**
- Informational:* **3. Executive Director's Report**
 - a. Demand Survey Results**
 - b. 2025 CDLAC Meeting Schedule and Application Deadlines**

Presented by: Marina Wiant
- Informational:* **4. Request to Move the Unallocated Portions of the Exempt Facility (EXF) and Industrial Development Bond (IDB) State Ceiling Pools to the Qualified Residential Rental Project (QRRP) Pool for 2024 Round 2 Allocation (Cal. Code Regs., tit. 4 §5021)**

Presented by: Ricki Hammett

- Action Item:* **5. Appeals for 2024 Round 2 Award of Allocation of Qualified Private Activity Bonds for QRRP (Cal. Code Regs., tit. 4, §§ 5036, 5038)**
Presented by: Marina Wiant
- Action Item:* **6. 2024 Round 2 Award of Allocation of Qualified Private Activity Bonds for QRRP (Cal. Code Regs., tit. 4, § 5037, § 5080)**
[Qualified Residential Rental Projects Round 2 Final Recommendation List](#)
Presented by: D.C. Navarrette
- Action Item:* **7. Resolution No. 24-007, Adoption of Regular Rulemaking for Amendments to the California Debt Limit Allocation Committee Regulations (Cal. Code Regs., tit. 4, § 5000 et seq.) (Gov. Code, § 8869.94.)**
Presented by: D.C. Navarrette or Marina Wiant
- Action Item:* **8. Supplemental Bond Allocation Request for QRRP, Above the Executive Director’s Authority (Cal. Code Regs., tit. 4, § 5240)**

<u>Application Number</u>	<u>Project Name</u>
CA-24-793	Sunrise at Bogart
CA-24-796	College Creek Apartments
CA-24-797	Seniors on Broadway

Presented by: D.C. Navarrette
- Action Item:* **9. Request to Waive Forfeiture of the Performance Deposit for the Return of Allocation for an EXF Project (Cal. Code Regs., tit. 4, §§ 5052, 5132)**

<u>Application Number</u>	<u>Project Name</u>
CA-23-106	McClellan Food Recovery Plant Upgrade

Presented by: Ricki Hammett
- Action Item:* **10. Resolution 24-008, Delegating Authority to the Executive Director to Allocate Remaining and Reverted 2024 Volume Cap (Government Code sections 8869.83, 8869.84)**
Presented by: Ricki Hammett
- 11. Public Comment**
- 12. Adjournment**

FOR ADDITIONAL INFORMATION

CDLAC
901 P Street, Suite 213A, Sacramento, CA 95814
(916) 654-6340

This notice may also be found on the following Internet site:

<https://www.treasurer.ca.gov/cdlac>

*Interested members of the public may use the call-in number or TEAMS to listen to and/or comment on items before CDLAC. Additional instructions will be provided to participants once they call the indicated number or join via TEAMS. The call-in number and TEAMS information are provided as an option for public participation.

CDLAC complies with the Americans with Disabilities Act (ADA) by ensuring that the facilities are accessible to persons with disabilities, and providing this notice and information given to the members of CDLAC in appropriate alternative formats when requested. If you need further assistance, including disability-related modifications or accommodations, please contact CDLAC staff no later than five calendar days before the meeting at (916) 654-6340. From a California Relay (telephone) Service for the Deaf or Hearing Impaired TDD Device, please call (800) 735-2929 or from a voice phone, (800) 735-2922.

Full TEAMS Link

https://teams.microsoft.com/l/meetup-join/19%3ameeting_Zjg2MDkxOGMtMzk1Mi00ZjQyLTIOTktMWEzMWRmOTEyYzUy%40thread.v2/0?content=%7b%22Tid%22%3a%223bee5c8a-6cb4-4c10-a77b-cd2eaeb7534e%22%2c%22Oid%22%3a%22838e980b-c8bc-472b-bce3-9ef042b5569b%22%7d



California Debt Limit Allocation Committee

AGENDA ITEM 2

**Approval of the Minutes of
the October 2, 2024,
Meeting**



California Debt Limit Allocation Committee

901 P Street, Room 102
Sacramento, CA 95814

October 2, 2024

CDLAC Committee Meeting Minutes

1. *Agenda Item: Call to Order and Roll Call*

The California Debt Limit Allocation Committee (CDLAC) meeting was called to order at 9:03 a.m. with the following Committee members present:

Voting Members: Fiona Ma, CPA, State Treasurer
Evan Johnson for State Controller Malia M. Cohen
Michele Perrault for Governor Gavin Newsom

Advisory Members: Department of Housing and Community Development (HCD) Director
Gustavo Velasquez
Tiena Johnson Hall, Executive Director for the California Housing
Finance Agency (CalHFA)

2. *Agenda Item: Approval of the Minutes of the August 6, 2024, Meeting – (Action Item)*

Chairperson Ma called for public comments:
None.

MOTION: Ms. Perrault motioned to approve the minutes of the August 6, 2024, meeting, and Mr. Johnson seconded the motion.

The motion passed unanimously via roll call vote.

3. *Agenda Item: Executive Director's Report* *Presented by: Marina Wiant*

Marina Wiant, Interim Executive Director, reported that at the beginning of September, staff sought public comments to help inform CDLAC's next round of regulations. Staff received many comments and has started reviewing them in anticipation of putting out draft regulations later this month, with the plan of presenting the final regulations package to the Committee in December.

Chairperson Ma called for public comments:
None.

4. *Agenda Item: Recommendation for Award of Allocation to Qualified Private Activity Bonds for Exempt Facility (EXF) Projects (Round 3) (Gov. Code, §§ 8869.84, 8869.85; Cal. Code Regs., § 5440.) – (Action Item)* *Presented by: Christina Vue*

Ms. Vue reported that three EXF applications were received for Round 3, which is the last EXF round for the year. The first application is from Yolo Organics Facility Project (CA-24-104) in the amount of \$23.5

CDLAC Committee Meeting
October 2, 2024



California Debt Limit Allocation Committee

million, which will be used for expanding an existing organics processing facility. The second application is from Waste Management (CA-24-105) in the amount of \$97.5 million, which will be used to make improvements to existing landfill facilities. The third application is from EDCO Disposal Corporation (CA-24-106) in the amount of \$73.5 million, which will be used to advance community recycling efforts. All three allocations, totaling \$194.5 million, will exhaust the entire EXF pool for 2024.

Chairperson Ma called for public comments:

Michelle Stevens from the California Enterprise Development Authority (CEDA) thanked the Committee for considering the application for EDCO Disposal Corporation. She also thanked the staff for recommending approval of the allocation. The project is important because it will further investment in diversion facilities and will result in improved air quality, energy efficiency, and recycling.

Chairperson Ma closed public comments.

MOTION: Mr. Johnson motioned to approve staff's recommendation, and Ms. Perrault seconded the motion.

The motion passed unanimously via roll call vote.

5. **Agenda Item: Request to Waive the Maximum Bond Allocation Amount (\$75,000,000) for Qualified Residential Rental Project (Cal. Code Regs., tit. 4, § 5232) – (Action Item)**
Presented by: D.C. Navarrette

Mr. Navarrette reported that 13 projects are requesting allocations over \$75 million. He asked if the Committee wished to hear about each project individually.

Chairperson Ma declined.

Ms. Wiant explained that while this list of waiver requests seems large, based on the current preliminary sort, staff only expects one to three of these projects to move forward with a final recommendation. There will not be 13 projects exceeding the \$75 million cap.

Ms. Perrault said the Committee has seen these waiver requests come up on a regular basis, and she is not familiar with the history of the \$75 million cap, but the Committee has been approving these requests. She asked staff to look at whether \$75 million is still the correct amount or if it should be a different amount.

Ms. Wiant said staff has been thinking about this and may present recommendations to the Committee later this year about both this cap and the per-unit cap. However, the tiebreaker does seem to be working and encouraging the best utilization of bonds per unit, which is why some of these projects may not be moving forward.

Mr. Johnson echoed Ms. Perrault's comments and said he has similar questions and concerns about whether this piece of the regulations is functioning as needed. Most of the requests on this list are in high-cost areas, so the higher costs make sense. His concern is more about whether this section of the regulations is doing what the Committee wants it to do.



California Debt Limit Allocation Committee

Mr. Velasquez said he thinks the tiebreaker is working on cost efficiency, and he appreciates the Committee's work on that a couple of years ago. The increase in these requests may be attributed to market conditions. This is playing out across the state, not just in high-cost areas. He agrees that staff should come back to the Committee with a recommendation for an adjustment, which may be temporary, based on market conditions.

Chairperson Ma called for public comments:

Raymond Junior from Black Developers Forum (BDF) said these projects should be approved only after other projects that are feasible and within allowable limits are approved and funded.

Chairperson Ma closed public comments.

MOTION: Ms. Perrault motioned to approve the waivers for all projects on the list, and Mr. Johnson seconded the motion.

The motion passed unanimously via roll call vote.

6. **Agenda Item: Supplemental Bond Allocation Request for Qualified Residential Rental Projects, Above the Executive Director's Authority (Cal. Code Regs., tit. 4, § 5240) – (Action Item)**
Presented by: D.C. Navarrette

Mr. Navarrette reported that two projects have requested supplemental bond allocations above the Executive Director's authority. The first project is Sugar Pine Village Phase I (CA-24-592). The project was originally allocated \$20,757,762 in Round 3 of 2021 and then received a \$3,416,391 allocation in Round 1 of 2022, before the supplemental pool was established. The project then received a supplemental allocation from the supplemental pool in the amount of \$2,417,415. Now the project is requesting an additional supplemental allocation in the amount of \$1.3 million, for a total supplemental request of \$3,717,415 and a total allocation of \$27,891,568. This is within the 52% basis limit but exceeds the 10% test at 15.38%. Sugar Pine Village Phase I is a 68-unit, non-targeted, new construction project in South Lake Tahoe. The applicant is California Municipal Finance Authority (CMFA) and the developer is Related.

Chairperson Ma called for public comments on Sugar Pine Village Phase I:
None.

Mr. Navarrette said the second request is from Brine Residential (CA-24-594). The project was originally allocated \$26,072,770 in Round 1 of 2021 and then received an additional \$2 million supplemental allocation from the supplemental pool in September 2022. The project is now requesting an additional supplemental allocation in the amount of \$2.5 million, for a total of \$4.5 million in supplemental allocation and a total allocation of \$30,572,770. This is within the 52% basis limit but exceeds the 10% test at 17.26%. Brine Residential is a 97-unit, special needs, new construction project in Los Angeles. The applicant is the City of Los Angeles and the developer is Decro Corporation.

Chairperson Ma called for public comments on Brine Residential:
None.



California Debt Limit Allocation Committee

Chairperson Ma closed public comments.

MOTION: Ms. Perrault motioned to approve both supplemental bond allocation requests, and Mr. Johnson seconded the motion.

The motion passed unanimously via roll call vote.

7. **Agenda Item: Request to Extend the Bond Allocation Issuance Deadline for Qualified Residential Rental Project and Request to Waive Forfeiture of the Performance Deposit (Cal. Code Regs., tit. 4, §§ 5052, 5101, 5132) – (Action Item)**

Presented by: Christina Vue

Ms. Vue reported that there is one project requesting an extension beyond the Executive Director's authority, Citrus Grove Apartments (CA-23-646). The project is requesting a 90-day extension from the current issuance deadline of December 16, 2024. The project has received two 90-day extensions from the Committee already, and this is the third request. The project's developer, Bobbie Barnett from National CORE, is available to answer questions.

Chairperson Ma asked how many units are in the project.

Ms. Wiant said the project is an Acquisition & Rehabilitation project with 152 units in Rialto.

Chairperson Ma called for public comments:

None.

Mr. Johnson expressed concern because this is the third extension request from this project, which he believes would set a precedent if the Committee were to approve the extension and waive forfeiture of the performance deposit. The project received readiness points, which is not consistent with a third extension request. It is important that when projects receive readiness points, they are actually ready. Mr. Johnson has concerns about granting this extension without any penalty. The penalty option is forfeiture of the performance deposit because there is no consideration of negative points.

Ms. Wiant confirmed that is correct given the way the current regulations read.

Chairperson Ma invited the project sponsor to speak.

Bobbie Barnett from National CORE said she understands the Committee's concerns about the third extension request. This property has posed challenges. The decision to request another extension from the Committee was not made lightly, but the project ran into an issue where an investor asked for a large portion of the debt to be forgiven, and the City of Rialto was willing to forgive the debt. Unfortunately, because of the Presidential election, they are going dark in October, so the project cannot make the readiness deadline of December 16. Without those obstacles, the project could have probably made the deadline. There are two additional consents to acquire from the County of San Bernardino and the Department of Finance.



California Debt Limit Allocation Committee

William Leach from Kingdom Development, the financial advisor for the project, pointed out that the timing of this third request is unique because recent IRS determinations stated that projects cannot assume more debt than the value of the property. The tax credit investor has been patient to see this project move forward. The previous extension requests were related to structural problems with the building that were found during testing. In addition to the physical issue that the project has been dealing with, tax consequences have resulted in a need to have \$15 million of government financing forgiven because the project cannot assume \$40 million of debt for a property that appraises at \$25 million. This is a recent determination that the project's investors are concerned about and is applicable to this project. It would have been addressed 180 days ago if the developer had been aware of it. The City of Rialto's willingness to forgive \$15 million of debt has allowed this project to remain feasible, so Mr. Leach is appreciative of that and apologizes for the City Council's timing being uncooperative with the most recent CDLAC deadline. This is a circumstantial issue rather than a systemic issue.

Ms. Perrault echoed Mr. Johnson's comments and expressed appreciation for the representatives of the project being available today to explain the unique circumstances. However, all projects may run into unique circumstances. Ms. Perrault is not opposed to approving the extension, but she agrees with Mr. Johnson that the project received readiness points and is now asking for a third extension. She is inclined to approve the extension but deny the waiver of forfeiture of the performance deposit.

MOTION: Ms. Perrault motioned to approve the request to extend the bond allocation issuance deadline but not to waive forfeiture of the performance deposit. Mr. Johnson seconded the motion.

The motion passed unanimously via roll call vote.

8. Public Comment

Igor Pasternak, CEO of Aeros Corporation, said his company is a global leader in designing airships. They are working on an application for a \$10 million Industrial Development Bond (IDB) for the construction of a facility in Pomona at Brackett Field Airport. The facility will be used for the assembly and operation of airships, and the lease should be signed in November or the beginning of December.

Jose Franco from American Veterans Group said his organization is a veteran-owned investment bank and will be serving as underwriter for the Aeros Corporation transaction. They are looking at pricing bonds in December, and Aeros will be asking for a \$10 million IDB allocation. There were some hiccups that prevented them from getting on the agenda today, given the timing of the lease, but Aeros is working with Brackett Field Airport to have the lease executed in December so bonds can be issued by the end of the year. They will be requesting an allocation at the December meeting so they can sell the bonds and market them appropriately. They were trying to get on the agenda for today's meeting, but there was some confusion around the lease.

9. Adjournment

The meeting was adjourned at 9:27 a.m.



AGENDA ITEM 3

Executive Director's Report

a. Demand Survey

Results

b. 2025 CDLAC Meeting

Schedule and

Application Deadlines

CDLAC Demand Survey Results Summary 2025

Private Activity Bond Program	Total Demand per Program	# of Projects	
QRRP's	\$ 17,562,285,935	458	
Single Family Housing	\$ 22,000,000	3	
IDB's	\$ 74,000,000	8	
Exempt Facility	\$ 672,200,000	11	
TOTAL PAB DEMAND	\$ 18,330,485,935	480	
BIPOC	\$ 137,753,802	4	
Homeless, ELI/VLI	\$ 2,551,725,831	53	
MIP	\$ 844,681,020	16	
Rural	\$ 126,394,000	7	
Preservation	\$ 775,026,543	31	
Other Rehab	\$ 831,612,269	32	
Geographic	\$ 592,828,000	12	
TBD	\$ 8,176,324,502	221	
	% of Demand in Regions		Average per project
Bay Area	25.99% \$ 4,079,037,018	79	\$ 51,633,379.97
Northern	3.55% \$ 557,694,000	18	\$ 30,983,000.00
Los Angeles City	5.50% \$ 862,729,920	27	\$ 31,952,960.00
Los Angeles County	4.33% \$ 680,313,936	21	\$ 32,395,901.71
Coastal	6.06% \$ 951,294,995	28	\$ 33,974,821.25
Inland	0.52% \$ 81,500,000	5	\$ 16,300,000.00
Central Valley	0.00% \$ -	0	\$ -
Region not specified	50.68% \$ 7,953,781,567	220	\$ 36,153,552.58
TBD	3.36% \$ 528,000,000	16	\$ 33,000,000.00
Region Totals	\$ 15,694,351,436	414	



California Debt Limit Allocation Committee

2025 Meeting Schedule and Application Due Dates
 Meeting location will be posted on each agenda*

Qualified Residential Rental Projects (QRRP) Application Deadline	Exempt Facility (EXF) & Industrial Development Bond (IDB) Application Deadline	2025 Committee Meeting Dates/Times*	Proposed Rounds and Topics**
		January 15, 2025 1 p.m.	Agenda Items
	January 21, 2025	March 4, 2025 1 p.m.	EXF/IDB Round 1
January 28, 2025		April 8, 2025 1 p.m.	QRRP Round 1
	May 1, 2025	June 18, 2025 1 p.m.	EXF/IDB Round 2
May 20, 2025		July 29, 2025 1 p.m.	QRRP Round 2
	August 20, 2025	September 30, 2025 1 p.m.	EXF/IDB Round 3
September 9, 2025		November 19, 2025 1 p.m.	QRRP Round 3
		December 10, 2025 1 p.m.	Agenda Items

* Meeting locations may change for each meeting date. Please check agendas.

**Meeting dates and times are subject to change with public notice. Topics listed are not necessarily the only topics to be discussed at the meetings. Topics will be posted in the agenda found on the [CDLAC Website Meeting Page](#) at least 10 days prior to the meeting date.



AGENDA ITEM 4

**Request to Move the
Unallocated Portions of the
Exempt Facility (EXF) and
Industrial Development Bond
(IDB) State Ceiling Pools to the
Qualified Residential Rental
Project (QRRP) Pool for 2024
Round 2 Allocation
(Cal. Code Regs., tit. 4 §5021)**

THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE

December 11, 2024

Request to Move Remaining Exempt Facility (EXF) Project and Industrial Development Bond (IDB) Project State Ceiling Pool Amounts to the Qualified Residential Rental Project (QRRP) Pool for 2024 QRRP Round 2 Allocation (Cal. Code Regs., tit. 4 § 5021)

(Agenda Item No. 4)

ACTION:

Approve moving the remaining Exempt Facility (EXF) and Industrial Development Bond (IDB) state ceiling pool amounts to the Qualified Residential Rental Project (QRRP) pool for allocation in 2024 QRRP round 2.

BACKGROUND:

In January 2024, CDLAC approved state ceiling pools of \$300,000,000 for EXF projects and \$10,000,000 for IDB projects. After all allocation rounds and carryforward adjustments, \$75,000,000 EXF remains unused and \$10,000,000 IDB remains unused for 2024. In total, \$85,000,000 of unused EXF and IDB is available for use in the QRRP pool for 2024 QRRP round 2 awards.

DISCUSSION:

CDLAC Regulation 5021 permits the Committee to alter the portion of the state ceiling that will be available to each type of state ceiling pool, or any program within a pool in each of the allocation rounds at a noticed meeting. The Committee must determine the changes are in the public interest and reasonably necessary to further the purposes for which the Committee was created.

RECOMMENDATION:

Staff recommends the Committee approve moving the unused EXF and IDB state ceiling pool amounts to QRRP because it is in the public interest and furthers the Committee's goals to prioritize the unused amounts for the development of affordable housing in California.



AGENDA ITEM 5

Appeals for 2024 Round 2

Award of Allocation of

Qualified Private Activity

Bonds for QRRP (Cal. Code

Regs., tit. 4, §§ 5036, 5038)



TSA HOUSING

November 20, 2024

Marina Wiant
Executive Director
California Debt Limit Allocation Committee
901 P Street, Suite 213A
Sacramento, CA 95814

RE: 24-642 VA Building 408 – Appeal to Preliminary Recommendations

Dear Ms. Wiant,

We thank and acknowledge staff for their review of the VA Building 408 application. Pursuant to CDLAC Regulation Section 5036, we wish to appeal the preliminary recommendations posted on November 15, 2024 at the Allocation meeting to be held on December 11, 2024.

As stated in our previous communications to CDLAC, the Department of Veterans Affairs has committed \$16,513,169 in additional funding to the VA Building 408 project to fully replace the entire State Tax Credit request. This extraordinary commitment comes after a landmark federal court ruling that ordered the acceleration of development of supportive housing for Veterans on the West LA VA Campus.

With an application score of 120 points and tiebreaker of 90.035%, the VA Building 408 project is the next-highest scoring project in the Balance of LA County pool. Pursuant to Section 10322(f) of the CTCAC Regulations, we are not requesting an increase of our original application score, tie breaker, or credit amount.

Additionally, per the published preliminary recommendations, there are \$98,446,462 in tax-exempt bonds available that are not being awarded in the pool for the Balance of LA County. The VA Building 408 project application requests only \$37,929,000 in tax-exempt bonds.

For these reasons, we respectfully request the VA Building 408 project be awarded an allocation of tax-exempt bonds in the amount of \$37,929,000.

A commitment letter from the Department of Veterans Affairs, an updated revised Attachment 40 reflecting the above noted change, and additional information about the federal court case are enclosed. Homeless Veterans and their advocates would be grateful for your support and approval of this request given the unique and extraordinary urgency to house homeless Veterans that has been further emphasized by the federal court ruling. Please let us know if there is additional information we may provide in support of our request. Thank you for your consideration.

Sincerely,

Jordan Pynes
VA Building 408 LP
President



DEPARTMENT OF VETERANS AFFAIRS
WASHINGTON DC 20420

October 4, 2024

Marina Wiant
Executive Director
California Debt Limit Allocation Committee
901 P Street, Suite 213A
Sacramento, CA 95814

Re: Letter of Support for Thomas Safran and Associates - Building 408 Enhanced-Use Lease (EUL) – VA Greater Los Angeles Healthcare System (GLAHS) - West Los Angeles Campus (WLA)

Ms. Wiant:

The purpose of this letter is to express the U.S. Department of Veterans Affairs (VA) support of the California Tax Credit Allocation Committee (CTCAC) funding application with Thomas Safran & Associates (TSA). This financing, if approved, would help support TSA in the development of new construction of 100 units of permanent supportive housing for homeless and at-risk Veterans and their families at the WLA Campus, located at 11301 Wilshire Boulevard, Los Angeles, CA.

VA selected West LA Veterans Collective, LLC (The Collective) after a public hearing following a full and open solicitation process in June 2022 to develop at least 900 units of supportive housing for homeless and at-risk Veterans and their families in support of the WLA Draft Master Plan. The Collective is comprised of three development teams: U.S. Vets, Thomas Safran & Associates, and Century Housing.

West LA VA Building 408 will be the second new construction project developed by TSA as part of this community. West LA VA Building 408 shall consist of the new construction of 100 units of permanent supportive housing (plus one manager's unit) and common areas and amenities for formerly homeless Veterans. The development shall be located on the north side of the WLA Campus off Pershing Avenue. The site is approximately 1.5 acres in size and currently features a surface paved parking lot known as Parking Lot 20.

As evidence of the VA's support of this project, it is contemplated that VA will make a VA capital contribution of \$16,513,169.00 towards the development, pursuant to 38 U.S.C. § 8162(b)(4) and the terms of an EUL Commitment Agreement that would be executed after due diligence for the project has been completed.

Consistent with the above, VA supports TSA's application for CTCAC funding, which will help TSA develop the proposed West LA VA Building 408 permanent supportive housing for homeless Veterans and at-risk Veterans and their families at the WLA Campus.

Should you have any questions or concerns, please contact De Carol Smith, Portfolio Manager, at 202-697-2257 or DeCarol.Smith@va.gov.

Sincerely,

A handwritten signature in cursive script that reads "C. Brett Simms".

C. Brett Simms
Designated VA Representative



CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE

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MEMBERS

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STATE CONTROLLER

INTERIM EXECUTIVE DIRECTOR
MARINA WIANT

October 21, 2024

Anthony Stubbs
Financial Advisor
California Municipal Finance Authority
2111 Palomar Airport Road, Suite 320
Carlsbad, CA 92011
astubbs@cmfa-ca.com

SENT VIA ELECTRONIC MAIL

Email: astubbs@cmfa-ca.com
Juan.A@anhousing.org
william@kingdomdevelopment.net

RE: 24-718 / Vista Heights Apartments

Dear Anthony Stubbs:

Following your submission to the California Debt Limit Allocation Committee (CDLAC) for a 2024 allocation of private activity bonds, staff has reviewed the application to determine the: (1) application completeness, (2) pool, set-aside, or geographic region; and (3) point score and tie breaker. This letter is the notification of staff's scoring and the notification to cure deficiencies pursuant to CDLAC Regulation Sections 5035 and 5180. This letter is not a recommendation for allocation. Staff's findings are as follows.

Application Completeness

Staff has reviewed the application to identify any deficiencies.

Vista Heights Apartments applied for funding in the BIPOC Pool. Per CDLAC regulations section 5170 defines a BIPOC Entity as an entity that is at least 51% owned, managed, and controlled by one or more Black, Indigenous, or Other People of Color or by a non-profit organization with a Black, Indigenous, or Other Person of Color executive director/Chief Executive Officer (CEO) and board membership that is comprised of at least 51% Black, Indigenous, and Other People of Color. For purposes of this paragraph, Black, Indigenous, or Other People of Color means "a person who checked the Black or African American, American Indian and Alaska Native, Asian, or Native Hawaiian and Other Pacific Islanders race category or who answered yes to the Hispanic Origin question on the 2020 United States Census.

Staff noticed the loan commitment from the County of Riverside awarded funds to Alliant Strategic Development which is not listed in the application. Staff then researched Alliant Strategic Development and noticed Juan Aguilar, who is listed as the President and CEO of American Neighborhood Housing, is also listed as the Chief Investment Officer of Alliant Strategic Development. Alliant Strategic Development does not appear to be a BIPOC Entity and as such the applicaiton is not qualified for the BIPOC Pool.

Point Score and Tie Breaker

CDLAC staff has not calculated the point and tie breaker as a result of the disqualification:

	Points Requested	Points Awarded
Preservation and Other Rehabilitation Project Priorities	0	0
New Construction Density and Local Incentives	10	0
Exceeding Minimum Income Restrictions	20	0
Exceeding Minimum Rent Restrictions	10	0
General Partner Experience	7	0
Management Company Experience	3	0
Housing Needs	10	0
Leveraged Soft Resources	8	0
Readiness to Proceed	10	0
Affirmatively Furthering Fair Housing	10	0
Service Amenities	10	0
Cost Containment	12	0
Site Amenities	10	0
TOTAL	120	0

Tie Breaker

80.844%

You may request further clarification about the above reductions and/or deficiencies by contacting Danielle Stevenson at Danielle.Stevenson@treasurer.ca.gov. Staff cannot provide guidance on or discuss the merits of an appeal. You cannot appeal a reduction or deficiency by contacting CDLAC staff. If you would like to formally appeal staff's scoring and/or application deficiencies, you must do so in writing and your appeal must be received by CDLAC no later than October 26, 2024. Pursuant to CDLAC Regulation Section 5035, the appeal must be addressed to Marina Wiant, Interim Executive Director, and should specifically identify the grounds for the appeal and include all documents correcting deficiencies pursuant to CDLAC Regulation Section 5180. Please send appeal documents to CDLAC@treasurer.ca.gov with a subject line of "CDLAC Application Deficiency Response and Appeal." No fee is required for this appeal. You may not appeal any other applicant's score.

We appreciate your interest in the private activity bond program and look forward to continuing to work with you to bring your project to fruition.

Sincerely,

Danielle Stevenson

American Neighborhood Housing

November 15, 2024

California Debt Limit Allocation Committee Members
901 P Street, Suite 213A
Sacramento, CA 95814

RE: CA-24-718 / Vista Heights Apartments (the “Application”)

Dear California Debt Limit Allocation Committee Members:

American Neighborhood Housing, a California nonprofit public benefit organization founded and led by Juan Aguilar, and Spada Development LLC, organized and run by Mihkel “Miguel” Garcia, are both aspiring BIPOC developers of affordable housing (the “BIPOC Partners”).

Under the CDLAC Regulations, a “BIPOC Entity” means an entity that is at least 51% owned, managed, and controlled by one or more Black, Indigenous, or Other People of Color or by a non-profit organization with a Black, Indigenous, or Other Person of Color executive director/Chief Executive Officer (CEO) and board membership that is comprised of at least 51% Black, Indigenous, and Other People of Color. Miguel qualifies as BIPOC and is the sole owner of Spada Development, LLC. Juan qualifies as BIPOC and is the executive director/CEO of American Neighborhood Housing. American Neighborhood Housing is a nonprofit corporation governed by a Board of Directors, and more than 51% of its Board members qualify as BIPOC.

While Juan Aguilar has real estate development experience, he does not have sufficient LIHTC experience to develop a LIHTC project alone. Therefore, to apply for LIHTC for Vista Heights Apartments, Juan partnered with Spada Development, which is led by Miguel Garcia who (i) is a general partner in at least one California Low-Income Housing Tax Credit development that has received a certificate of occupancy within ten years of the date of application, (ii) has submitted the certification from a third-party certified public accountant referred to in Section 10325(c)(1)(A)(i) of the CTCAC regulations for that development, and (iii) will complete training as prescribed by CTCAC prior to the project's placing in service.

The Application included an organizational chart that clearly identified the BIPOC Partners as the only general partners in the partnership. Except for the to-be-determined investor, there are no other partners or owners in the Project. The BIPOC Partners will be sharing in 100% of the project's economics including developer fee, cash flow, and sales proceeds. Neither of the BIPOC Partners have maximum experience, nor are they controlled by any LIHTC experienced entities. The Application meets all the requirements for competing in the BIPOC Pool but was denied by CDLAC staff to do so.

Please consider this our humble appeal for Committee members to grant us this amazing opportunity to compete in the BIPOC Pool, receive an award, and secure a viable path to emerging as bona fide LIHTC housing developers.

CDLAC staff initially took issue with Juan Aguilar being currently employed by Alliant Strategic Development, a market-rate land developer ("Juan's Current Employer"), which is not a BIPOC entity. We appealed and explained to CDLAC staff that American Neighborhood Housing's lack of capital necessitates Juan maintaining his "day job" while we seek an award of bonds and credits for our project.

CDLAC staff denied our appeal and maintained our disqualification from the BIPOC Pool stating that Juan using the same mailing address for American Neighborhood Housing as that of Juan's Current Employer constitutes a disqualifying affiliation. Juan's choice to receive mail for this emerging organization at a convenient location where he works does not constitute an "affiliation" with Juan's Current Employer in any legal sense. We feel CDLAC staff have overstepped their authority to interpret what constitutes an affiliation and what affiliations disqualify an applicant. We feel this disqualification is not legally defensible, but rather arbitrary and without merit.

Please take note of the following facts and background:

1. The BIPOC Partners are the only partners involved, meet the qualifications as BIPOC Entities, and meet all requirements of the BIPOC Pool, based on both a reasonable person's reading and the plain language of the regulations.
2. CDLAC staff's interpretation of an affiliation is unimaginably restrictive, for which no applicant could predict. Substantively, there is no corporate affiliation present with

American Neighborhood Housing and Alliant Strategic Development. The non-profit BIPOC entity temporarily sharing a mailing address for operating convenience in no way interferes or influences with the ownership, management, or control of American Neighborhood Housing

- a. Is the Committee comfortable with staff invoking unwritten rules in the middle of a competition?
3. CDLAC staff provided no nexus between (a) the purported affiliation and (b) the application's disqualification.
- a. The regulations don't prohibit affiliations in general.
 - b. The regulations don't prohibit non-BIPOC affiliates.
 - i. Previous awardees in the BIPOC pool have had non-BIPOC affiliates.
 - c. Juan's Current Employer does not have LIHTC experience (i.e. they would not receive any general experience points pursuant to Section 10325(c)(1)(A) of the CTCAC regulations.
 - i. Even if there was an affiliation it would be with an inexperienced entity receiving none of the project's economics.
 - ii. Juan's Current Employer is a market-rate land developer that determined it had no viable path to develop the property as market-rate housing and was not eligible to develop the property as affordable housing. Hoping to dispose of the project, plans, and other accumulated work, Alliant Strategic Development was excited about Juan's desire to emerge as a nonprofit developer that tackles challenging but rewarding projects like this.
 - d. Since Alliant Strategic Development would no longer be developing the property, they assigned their commitment of financing from the County of Riverside to American Neighborhood Housing.

4. The Application included evidence of site control and all financing commitments along with relevant assignment documentation.

We, the BIPOC Partners, feel blessed to have the BIPOC Pool as a means to a first transaction without external partners and a means of facilitating our emergence in the industry as bona fide developers. Our hearts are set on rectifying housing inequality in underserved neighborhoods and inspiring future generations of BIPOC real estate developers. Please grant our appeal for CDLAC to only enforce written regulations and to communicate the basis for any disqualification of our BIPOC status.

Sincerely,

Juan Aguilar

Juan Aguilar
President and CEO
American Neighborhood Housing

Mihkel Garcia

Mihkel Garcia
President
Spada Development LLC



CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE

901 P Street, Suite 213A
Sacramento, CA 95814
p (916) 653-3255
f (916) 653-6827
cdlac@treasurer.ca.gov
www.treasurer.ca.gov/cdlac

MEMBERS

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STATE TREASURER

GAVIN NEWSOM
GOVERNOR

MALIA M. COHEN
STATE CONTROLLER

INTERIM EXECUTIVE DIRECTOR
MARINA WIAINT

November 20, 2024

Anthony Stubbs
Financial Advisor
California Municipal Finance Authority
2111 Palomar Airport Road, Suite 320
Carlsbad, CA 92011
astubbs@cmfa-ca.com

SENT VIA ELECTRONIC MAIL

Email: astubbs@cmfa-ca.com
Juan.A@anhousing.org
william@kingdomdevelopment.net

RE: 24-718 / Vista Heights Apartments

Dear Anthony Stubbs:

Following your submission to the California Debt Limit Allocation Committee (CDLAC) for a 2024 allocation of private activity bonds, staff has reviewed the application to determine the: (1) application completeness, (2) pool, set-aside, or geographic region; and (3) point score and tie breaker. This letter is the notification of staff's scoring and the notification to cure deficiencies pursuant to CDLAC Regulation Sections 5035 and 5180. This letter is not a recommendation for allocation. Staff's findings are as follows.

Application Completeness

Staff has reviewed the application to identify any deficiencies.

1. The signature on the Inducement Resolution (Attachment 30) is unclear. Please indicate who is signing and update Attachment 30.
2. The Financing Commitment Letter from US Bank has a different project name and also indicates US Bank will provide both construction and permanent financing. Please provide an updated Financial Commitment Letter.
3. The Financing Commitment Letter from LUMENT indicates they will provide both construction and permanent financing. Please clarify.
4. Minimum Rent Restrictions: Attachment 40 and the Market Study indicate the Gross Rent for the 1-bedroom unit at 30% AMI is \$1 over the allowable CTCAC rent limits. Please update.
5. Public Park Amenity: The park selected does not meet the distance requirements as there is a highway as a barrier, not allowing to measure using a standardized radius. Per CTCAC regulations 10325(4)(A), "Distances must be measured using a standardized radius from the development site to the target amenity, unless that line crosses a significant physical barrier or barriers. Such barriers include highways, railroad tracks, regional parks, golf courses, or any other feature that significantly disrupts the pedestrian walking pattern between the development site and the amenity." To qualify for points, you may measure using a non-standardized radius, using a walkpath that does not intersect with the highway."

- 6. Grocery Store Amenity: Per CTCAC regulations 10325(4)(A), the grocery store selected does not meet the distance requirements as there is a highway as a barrier, not allowing to measure using the standardized radius.
- 7. Pharmacy Amenity: Per CTCAC regulations 10325(4)(A), the pharmacy selected does not meet the distance requirements as there is a highway as a barrier, not allowing to measure using the standardized radius.

Pool and Set-aside

CDLAC staff has determined the applicable Qualified Residential Rental Pool reserve is the BIPOC Pool.

Point Score and Tie Breaker

CDLAC staff has not calculated the point and tie breaker as a result of the disqualification:

	Points Requested	Points Awarded
Preservation and Other Rehabilitation Project Priorities	0	0
New Construction Density and Local Incentives	10	10
Exceeding Minimum Income Restrictions	20	20
Exceeding Minimum Rent Restrictions	10	0
General Partner Experience	7	7
Management Company Experience	3	3
Housing Needs	10	10
Leveraged Soft Resources	8	8
Readiness to Proceed	10	10
Affirmatively Furthering Fair Housing	10	10
Service Amenities	10	10
Cost Containment	12	12
Site Amenities	10	0
TOTAL	120	100

Tie Breaker **80.844%**

You may request further clarification about the above reductions and/or deficiencies by contacting Danielle Stevenson at Danielle.Stevenson@treasurer.ca.gov. Staff cannot provide guidance on or discuss the merits of an appeal. You cannot appeal a reduction or deficiency by contacting CDLAC staff. If you would like to formally appeal staff's scoring and/or application deficiencies, you must do so in writing and your appeal must be received by CDLAC no later than November 25, 2024. Pursuant to CDLAC Regulation Section 5035, the appeal must be addressed to Marina Wiant, Interim Executive Director, and should specifically identify the grounds for the appeal and include all documents correcting deficiencies pursuant to CDLAC Regulation Section 5180. Please send appeal documents to CDLAC@treasurer.ca.gov with a subject line of "CDLAC Application Deficiency Response and Appeal." No fee is required for this appeal. You may not appeal any other applicant's score.

We appreciate your interest in the private activity bond program and look forward to continuing to work with you to bring your project to fruition.

Sincerely,

Danielle Stevenson



CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE

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MEMBERS

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STATE TREASURER

GAVIN NEWSOM
GOVERNOR

MALIA M. COHEN
STATE CONTROLLER

INTERIM EXECUTIVE DIRECTOR
MARINA WIANT

November 22, 2024

Anthony Stubbs
Financial Advisor
California Municipal Finance Authority
2111 Palomar Airport Road, Suite 320
Carlsbad, CA 92011
astubbs@cmfa-ca.com

SENT VIA ELECTRONIC MAIL

Email: astubbs@cmfa-ca.com
Juan.A@anhousing.org
william@kingdomdevelopment.net

RE: Updated Deficiency Notice: 24-718 / Vista Heights Apartments

Dear Anthony Stubbs:

Following your submission to the California Debt Limit Allocation Committee (CDLAC) for a 2024 allocation of private activity bonds, staff has reviewed the application to determine the: (1) application completeness, (2) pool, set-aside, or geographic region; and (3) point score and tie breaker. This letter is an updated notification of staff's scoring and the notification to cure deficiencies pursuant to CDLAC Regulation Sections 5035 and 5180 and extends your deadline to reply to the date stated below. This letter is not a recommendation for allocation. Staff's findings are as

Application Completeness

Staff has reviewed the application to identify any deficiencies.

1. The signature on the Inducement Resolution (Attachment 30) is unclear. Please indicate who is signing and update Attachment 30.
2. The Financing Commitment Letter from US Bank has a different project name and also indicates US Bank will provide both construction and permanent financing. Please provide an updated Financial Commitment Letter.
3. The Financing Commitment Letter from LUMENT indicates they will provide both construction and permanent financing. Please clarify.
4. The Financing Commitment documents from Riverside County state \$4,000,000 of American Rescue Plan Act funds are committed to Alliant Strategic Development, LLC, subject to conditions precedent, and there is no information from Riverside County showing a commitment of funds or approval of an assignment/transfer of funds to American Neighborhood Housing.
5. Public Park Amenity: The park selected does not meet the distance requirements as there is a highway as a barrier, not allowing to measure using a standardized radius. Per CTCAC regulations 10325(4)(A), "Distances must be measured using a standardized radius from the development site to the target amenity, unless that line crosses a significant physical barrier or barriers. Such barriers include highways, railroad tracks, regional parks, golf courses, or any other feature that significantly disrupts the pedestrian walking pattern between the development site and the amenity." To qualify for points, you may measure using a non-standardized radius, using a walkpath that does not intersect with the highway.

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- 7. Pharmacy Amenity: Per CTCAC regulations 10325(4)(A), the pharmacy selected does not meet the distance requirements as there is a highway as a barrier, not allowing to measure using the standardized radius.
- 8. Minimum Rent Restrictions: Attachment 40 and the Market Study indicate the Gross Rent for the 1-bedroom unit at 30% AMI is \$1 over the allowable CTCAC rent limits. Please update.

Pool and Set-aside

CDLAC staff has determined you are requesting an allocation from the BIPOC Pool within the Qualified Residential Rental Pool.

Point Score and Tie Breaker

CDLAC staff has not calculated the point and tie breaker as a result of the disqualification:

	Points Requested	Points Awarded
Preservation and Other Rehabilitation Project Priorities	0	0
New Construction Density and Local Incentives	10	10
Exceeding Minimum Income Restrictions	20	20
Exceeding Minimum Rent Restrictions	10	0
General Partner Experience	7	7
Management Company Experience	3	3
Housing Needs	10	10
Leveraged Soft Resources	8	0
Readiness to Proceed	10	10
Affirmatively Furthering Fair Housing	10	10
Service Amenities	10	10
Cost Containment	12	12
Site Amenities	10	0
TOTAL	120	92
Tie Breaker		80.844%

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We appreciate your interest in the private activity bond program and look forward to continuing to work with you to bring your project to fruition.

Sincerely,

Danielle Stevenson

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM: 3.20
(ID # 21797)**

MEETING DATE:

FROM : HOUSING AND WORKFORCE SOLUTIONS:


Tuesday, July 11, 2023

SUBJECT: HOUSING AND WORKFORCE SOLUTIONS (HWS): Adoption of Resolution No. 2023-124, Approving Funding Allocation and Support for Application for Low-Income Housing Tax Credits to the California Tax Credit Allocation Committee and Application for Tax-Exempt Obligations to the California Debt Limit Allocation Committee for the Vista Heights Apartments Multifamily Housing Project; Approval of up to \$4,000,000 from American Rescue Plan Act (ARPA) Funds to Alliant Strategic Development, LLC, or its Affiliate, for the Development of Vista Heights Multifamily Housing Project, in the City of Murrieta; District 3. [\$4,000,000 - 100% American Rescue Plan Act (ARPA) Funds] (4/5 Vote Required)

RECOMMENDED MOTION: That, the Board of Supervisors:

1. Adopt Resolution No. 2023-124, Approving Funding Allocation and Support for Application for Low-Income Housing Tax Credits to the California Tax Credit Allocation Committee and Application for Tax-Exempt Obligations to the California Debt Limit Allocation Committee for the Vista Heights Apartments Multifamily Housing Project, located in the City of Murrieta;
2. Approve up to \$4,000,000 from American Rescue Plan Act (ARPA) Funds to Alliant Strategic Development LLC, a Delaware Limited Liability Company, or its affiliate, for the Vista Heights Apartments Multifamily Housing Project, subject to the conditions set forth in Resolution No. 2023-124; and
3. Approve and direct the Auditor-Controller to make the budget adjustments on the Schedule A.

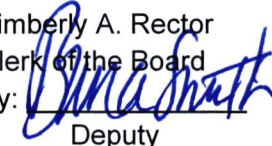
ACTION: Policy, 4/5 Vote Required


Heidi Marshall, Director 6/23/2023

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Perez and Gutierrez
Nays: None
Absent: Washington
Date: July 11, 2023
xc:

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 4,000,000	\$ 0	\$ 4,000,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: American Rescue Plan Act (ARPA) Funds 100%			Budget Adjustment: Yes	
			For Fiscal Year: 2023/2024	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On October 19, 2021 (Minute Order 3.5), the Board of Supervisors allocated \$50,000,000 in American Rescue Plan Act (ARPA) funds, further divided into five \$10,000,000 investments to each Supervisorial District for the purpose of addressing homelessness through the development of affordable housing and providing shelter (Round 1). On October 4, 2022 (Minute Order 3.44), the Board approved the 2nd installment allocation of ARPA funding. Of this 2nd ARPA allocation, \$33,000,000 was equally distributed to each district (Round 2). The funding allocated by the Board was the State and Local Fiscal Recovery Funds (SLFRF) that the County was allocated as part of the American Rescue Plan Act (ARPA) of 2021 (Pub. L 117-2). These ARPA funds are to focus on projects and/or programs that serve as a pathway to create affordable housing with necessary supporting infrastructure to assist low-income communities disproportionately affected by the COVID-19 pandemic. One of the eligible uses of ARPA funds includes the increase in the supply of permanent supportive housing which is critical to addressing homelessness.

Alliant Strategic Development, LLC (Developer) has applied to the County of Riverside (County) for a total funding allocation of up to \$4,000,000 in ARPA funds to pay a portion of the costs to develop and construct a multi-family affordable rental housing project referred to as Vista Heights Apartments (Proposed Project). The Proposed Project will consist of 212 affordable rental housing units and two (2) on-site resident manager units, constructed on 7.5 acres of vacant land in the City of Murrieta located at 40821 Walsh Center Drive, identified as Assessor's Parcel Numbers 949-190-021, 949-190-024, 949-190-020 (Property). The Property will consist of a 4-story building comprised of 104 one-bedroom units, 56 two-bedroom units, and 54 three-bedroom units. Amenities for the Proposed Project include multiple community gathering spaces, two separate children's play areas, game tables, fitness center, learning center, community room, dog park, laundry rooms, and shaded sitting areas.

The Proposed Project will be financed using low-income housing tax credits and owned by a limited partnership to be formed by the Developer at a later date upon the award of tax credits. The Proposed Project has a funding gap of \$4,000,000 which the Developer applied to the County requesting assistance in the form of ARPA funds. Anticipated permanent financing sources for the Proposed Project are as follows:

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

Permanent Sources	Amount
Permanent Bank Loan	\$ 26,008,000
Tax Credit Proceeds	\$ 63,664,103
County of Riverside ARPA Loan	\$ 4,000,000
Net Operating Income (NOI) Prior to Conversion, Grant	\$ 952,056
Deferred Developer Fee	\$ 7,739,940
Total	\$ 102,364,099

In connection with the County ARPA investment, a total of 50 units will be restricted as County ARPA assisted units for households whose incomes do not exceed 30% of the Area Median Income (AMI) for the County of Riverside. The ARPA units will be restricted for a period of at least 55 years from completion of the project secured by a covenant agreement. Additionally, the Housing Authority of the County of Riverside (HACR) selected the Proposed Project to receive eight (8) Housing Choice Voucher Program (HCVP or Section 8) Project Based Vouchers (PBVs) under a Request for Proposal released by the HACR on October 27, 2022. The PBVs will be reserved for households whose incomes do not exceed 30% of the AMI for the County of Riverside.

In order to complete the Tax Credit Allocation Committee (TCAC) application for an allocation of low-income housing tax credits, Developer must provide resolutions from the local jurisdiction providing support for the Proposed Project and proposed funding commitment.

The attached proposed Resolution No. 2023-124 provides Board support for the Proposed Project and recommends an allocation of up to \$4,000,000 in Round 2 ARPA funds to be used as a loan to Developer to pay a portion of the development and construction costs for the Proposed Project. Staff recommends that the allocation of the ARPA funds be valid until December 31, 2025.

The attached proposed Resolution No. 2023-124, allocating up to \$4,000,000 in ARPA funds to the Proposed Project, subject to the Developer's satisfaction of the conditions specifically set forth in the attached Resolution No. 2023-124, which includes but are not limited to, the following:

1. Securing any, and all land use entitlements, permits, and approvals that may be required for the development and construction of the Proposed Project, including, but not limited to, compliance with the California Environmental Quality Act (CEQA);
2. Obtaining sufficient equity capital or firm and binding commitments for construction and permanent financing necessary to undertake the development and completion of the Proposed Project; and
3. Successful negotiation of an agreement requiring compliance with the ARPA Rules approved by the Board of Supervisors and approved as to form by County Counsel.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

Staff recommends that the Board adopt Resolution No. 2023-124. County Counsel has reviewed and approved the attached Resolution No. 2023-124 as to form.

Impact on Residents and Businesses

Approving this item will have a positive impact on the citizens and businesses in southwestern Riverside County. The Proposed Project is expected to generate construction, permanent maintenance, and property management jobs, and provide affordable housing for residents of the County of Riverside.

**SUPPLEMENTAL:
Additional Fiscal Information**

No impact upon the County's General Fund; the County's contribution will be fully funded with American Rescue Plan Act (ARPA) funds.

Attachments:

- Resolution No. 2023-124
- Schedule A - Budget Adjustment (see below)



SCHEDULE A

Housing and Workforce Solutions
Budget Adjustment
Fiscal Year 2023/2024
American Rescue Plan Act (ARPA)

Increase in Appropriations:		
21735-5501000000-536200	Contrib. To Other Non-County Agency	\$4,000,000
Increase in Estimated Revenues:		
21735-5501000000-763520	Fed-American Rescue Plan Act	\$4,000,000

SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA


Heydee Koury, Sr Accountant - Auditor 6/29/2023

 
Sayori Baldwin, Asst. CEO-Human Services 7/3/2023 Brianna Lontajo, Principal Management Analyst 7/5/2023


Kristine Bell-Valdez, Supervising Deputy County Counsel 6/28/2023

1 **BOARD OF SUPERVISORS**

COUNTY OF RIVERSIDE

2 **RESOLUTION NO. 2023-124**
3 **APPROVING FUNDING ALLOCATION AND SUPPORT FOR APPLICATION FOR**
4 **LOW-INCOME HOUSING TAX CREDITS TO THE CALIFORNIA TAX CREDIT**
5 **ALLOCATION COMMITTEE AND APPLICATION FOR TAX-EXEMPT**
6 **OBLIGATIONS TO THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE**
7 **FOR THE VISTA HEIGHTS APARTMENTS MULTIFAMILY HOUSING PROJECT;**
8 **APPROVAL OF UP TO \$4,000,000 IN AMERICAN RESCUE PLAN ACT FUNDS TO**
9 **ALLIANT STRATEGIC DEVELOPMENT, LLC, OR ITS AFFILIATE, FOR THE**
10 **DEVELOPMENT OF THE VISTA HEIGHTS APARTMENTS MULTIFAMILY**
11 **HOUSING PROJECT, LOCATED IN THE CITY OF MURRIETA**

12 **WHEREAS**, on March 11, 2021, the American Rescue Plan Act (Pub. L. 117-2) (Title
13 VI of the Social Security Act Section 602 et seq.), hereinafter "ARPA", was signed into law
14 providing federal funding relief for American workers, families, industries, and state and local
15 governments to address the negative economic impacts of the COVID-19 PANDEMIC; and

16 **WHEREAS**, on October 19, 2021, via Minute Order 3.5, the Board of Supervisors of the
17 County of Riverside approved allocating \$50,000,000 in ARPA funds to increase shelter
18 capacity, permanent supportive housing units, and affordable housing to help address
19 homelessness; and

20 **WHEREAS**, on October 4, 2022 (Minute Order 3.44), the Board approved the second
21 installment allocation of APRA funds to focus on projects and programs that serve as a
22 pathway to create affordable housing with necessary supporting infrastructure to assist low-
23 income communities disproportionately affected by the COVID-19 pandemic; and

24 **WHEREAS**, Alliant Strategic Development, LLC, a Delaware limited liability company
25 registered to do business in the State of California and affordable housing developer
26 ("Developer"), proposes to develop and construct Vista Heights Apartments, an affordable multi-
27 family low-income housing project ("Proposed Project"). The Proposed Project will be owned
28 and operated by a California limited partnership to be formed. The Proposed Project is located on
approximately 7.5 acres of land located at 40821 Walsh Center Drive in the City of Murrieta,
County of Riverside, State of California, identified as Assessor's Parcel Numbers 949-190-021,
949-190-024, and 949-190-020 ("Property"); and

RESOLUTION NUMBER 2023-124
Vista Heights Apartments

FORM APPROVED COUNTY COUNSEL
BY: AMRIT P. DHILLON
DATE: 6/28/2023

1 **WHEREAS**, in connection with this award of ARPA funds, The Proposed Project will
2 consist of approximately 212 affordable rental housing units and 2 on-site resident manager units
3 within a 4-story building including 104 one-bedroom units, 56 two-bedroom units, and 54 three-
4 bedroom units. In addition, 2 three-bedroom units will be set aside for on-site resident managers.
5 Under the County’s ARPA program, 50 units will be restricted to households whose incomes do
6 not exceed 30% of the Riverside County Area Median Income, and 8 of the such 50 ARPA-
7 restricted units will be subsidized with project-based vouchers which will also restrict occupancy
8 to households whose incomes do not exceed 30% of the Riverside County Area Median Income;
9 and

10 **WHEREAS**, Developer has submitted an application to the County requesting financial
11 assistance in the amount of \$4,000,000 in ARPA funds (“County Allocation”) to develop Vista
12 Heights Apartments. The ARPA funds are needed to fill an existing Project financing gap in the
13 amount of \$4,000,000; and

14 **WHEREAS**, the California Tax Credit Allocation Committee (“TCAC”) facilitates the
15 investment of private capital into the development of affordable rental housing for low-income
16 households through the allocation of federal and state tax credits to affordable housing
17 developers; and

18 **WHEREAS**, investors provide equity to build the projects in return for the tax credits in
19 which TCAC verifies that the developers have met all the requirements of the program and
20 ensures the continued affordability and habitability of the developments for the succeeding 55
21 years; and

22 **WHEREAS**, Developer intends to submit an application to TCAC for an allocation of
23 low-income housing tax credits and the proceeds from the sale of such tax credits will be used to
24 finance project costs; and

25 **WHEREAS**, the application deadline to be considered for a 2024 allocation of tax credits
26 through TCAC is anticipated in April 2024; and

27 **WHEREAS**, to complete the TCAC application process, the Developer must provide a
28 resolution from the local jurisdictions, including the County, supporting the project; and

1 **WHEREAS**, the California Debt Limit Allocation Committee (“CDLAC”) allocates tax-
2 exempt obligations, including for the development of affordable rental housing for low-income
3 households;

4 **WHEREAS**, Developer may also apply with CDLAC for an allocation of tax-exempt
5 obligations in connection with Developer’s application to TCAC; and

6 **WHEREAS**, the Developer has successfully completed affordable housing complexes
7 and

8 **WHEREAS**, the County desires to approve an allocation of funding in the approximate
9 amount of \$4,000,000 in ARPA funds, to be used to pay a portion of the costs to develop and
10 construct the Vista Heights Apartments of the proposed project on the Property, subject to
11 Developer’s satisfaction of certain conditions precedent for the benefit of the County;

12 **WHEREAS**, the County desires to support the Developer’s application to TCAC for an
13 allocation of low-income housing tax credits.

14 **NOW THEREFORE, BE IT RESOLVED, FOUND, DETERMINED, AND**
15 **ORDERED** by the Board of Supervisors of the County of Riverside (“Board”), in regular
16 session assembled on July 11, 2023, in the meeting room of the Board of Supervisors located on
17 the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, as
18 follows:

- 19 1) The Board of Supervisors hereby finds and declares that the above recitals are true and
20 correct and incorporated as though set forth herein.
- 21 2) The Board of Supervisors supports the Developer’s application to TCAC for an
22 allocation of low-income housing tax credits, the sale proceeds of which will be used to
23 finance the development and construction of a multi-family affordable rental housing
24 project, Vista Heights Apartments, consisting of 212 affordable rental units, on real
25 property located on approximately 7.5 acres of land located at 40821 Walsh Center
26 Drive, in the City of Murrieta, identified as Assessor’s Parcel Numbers 949-190-021,
27 949-190-024, and 949-190-020.
- 28 3) The Board of Supervisors supports the Developer’s application to CDLAC for an

1 allocation of tax-exempt obligations to finance the above-described Project.

2 4) Subject to any and all restrictions on the use of ARPA funds, and Department of
3 Treasury regulations, the Board of Supervisors agrees to provide financial assistance to
4 the Developer in the maximum amount of \$4,000,000 of ARPA funds, for the
5 construction of affordable housing and the conduct of eligible activities for the Project,
6 subject to the satisfaction of the following conditions precedent:

- 7 a. Applicant shall be Alliant Strategic Development, LLC, a Delaware limited
8 liability company registered to do business in the State of California, or a to-be-
9 formed development entity, which will act as the Sponsor and Developer for the
10 purpose of developing the Project. The Project will be owned, constructed, and
11 operated by a limited partnership in which Developer, or a limited liability
12 company affiliate, acts as the managing general partner;
- 13 b. Project Name shall be Vista Heights Apartments;
- 14 c. ARPA Loan Amount shall not to exceed Four Million Dollars (\$4,000,000);
- 15 d. Interest shall be Three percent (3%) simple interest;
- 16 e. Affordability Period shall be: 55 years from recordation of the Notice of
17 Completion in the official records of the County of Riverside, subject to an
18 affordability covenant agreement recorded in a senior lien position to all deeds of
19 trust;
- 20 f. ARPA Loan Term: 55 years;
- 21 g. Repayment shall be derived from a pro-rata share of a portion of the Project's
22 residual receipts;
- 23 h. Entitlements and Governmental Approvals: Developer shall secure any and all
24 required land use entitlements, permits, and approvals which may be required for
25 construction of the Project, including, but not limited to compliance with the
26 California Environmental Quality Act and the National Environmental Policy
27 Act;
- 28

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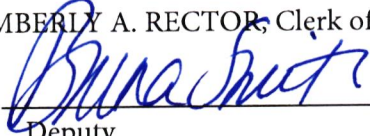
- i. Other Financing: The ARPA loan is expressly conditioned upon the Developer's ability to secure sufficient equity capital or firm and binding commitments for financing necessary to undertake the development and construction of the project. All financing contemplated or projected with respect to the project shall be or have been, approved in form and substance by the Board of Supervisors. Other financing sources for the Proposed Project are anticipated to include Federal and State tax credits, NOI Prior to Conversion, Grant and a Deferred developer fee, and a permanent Loan in the approximate aggregate amount of \$102,364,099;
- j. Monitoring Fee: Payment of annual compliance monitoring fee to the County in the amount of \$7,700. Monitoring fee to be adjusted annually, not to exceed an increase in the Consumer Price Index ("CPI"); and
- k. Successful negotiation of a loan agreement and related documents evidencing the loan of the ARPA funds in the amount approved herein, approved as to form by County Counsel and substantially consistent with this Resolution as approved by the Board of Supervisors, and executed by all required parties.

5) The Board of Supervisors' commitment to provide the ARPA funds loan is subject to the satisfaction of the conditions precedent set forth herein, is valid until December 31, 2025, and shall thereafter have no force or effect, unless a ARPA loan agreement related to the financing of the project (approved as to form by County Counsel) has been approved and executed by the Board of Supervisors and the Developer.

// ROLL CALL:

// Ayes: Jeffries, Spiegel, Perez and Gutierrez
 /// Nays: None
 // Absent: Washington

// The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on the date therein set forth.

KIMBERLY A. RECTOR, Clerk of said Board
 By:  Deputy

RESOLUTION NUMBER 2023-124
 Vista Heights Apartments

SCHEDULE A
Housing and Workforce Solutions
Budget Adjustment
Fiscal Year 2023/2024
American Rescue Plan Act (ARPA)

Increase in Appropriations:

21735-5501000000-536200	Contrib. To Other Non-County Agency	\$4,000,000
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Increase in Estimated Revenues:

21735-5501000000-763520	Fed-American Rescue Plan Acts	\$4,000,000
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Alliant Strategic Development

August 21, 2024

From: John Shaw
President
Alliant Strategic Development, LLC

To: Juan Aguilar,
President & CEO
American Neighborhood Housing

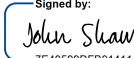
RE: Award Transfer for Vista Heights Apartments

Dear Juan,


On July 11, 2023, the Board of Supervisors of the County of Riverside unanimously approved Resolution 2023-124, committing Four Million Dollars (\$4,000,000) in American Rescue Plan Act (ARPA) funds to Alliant Strategic Development for the development of Vista Heights Apartments, a 214-unit affordable multifamily development in the City of Murrieta, CA. The Proposed Project will consist of 212 affordable rental housing units and two (2) on-site resident manager units, constructed on 7.5 acres of vacant land in the City of Murrieta.

This letter serves an official notice that Alliant Strategic Development, LLC (the "Assignor") is assigning the entire \$4,000,000 in ARPA funds to American Neighborhood Housing (the "Developer") for the development of Vista Heights Apartments located in Murrieta, CA. In connection with this transfer, the Assignor hereby assigns, and the Developer hereby assumes the \$4,000,000 ARPA award for Vista Heights Apartments.

Assignor:
Alliant Strategic Development, LLC

Signed by:
By: 
7E40590DF00441...
John Shaw
President

Developer:
American Neighborhood Housing

Signed by:
By: 
3BA2D635D89047D...
Juan Aguilar
President & CEO

American Neighborhood Housing

November 26, 2024

Marina Wiant
Interim Executive Director
California Debt Limit Allocation Committee
901 P Street, Suite 213A
Sacramento, CA 95814
Via Email: CDLAC@treasurer.ca.gov

**RE: CDLAC Application Deficiency Response and Appeal
24-718 / Vista Heights Apartments**

Dear Ms. Wiant,

We thank and acknowledge staff for their review of the Vista Heights Apartments application. We are in receipt of the Scoring and Notification of Application Deficiencies Letter, dated November 20, 2024, as well as the Updated Deficiency Notice dated November 22, 2024 indicating (1) incompleteness, (2) staff's determination that the applicable Qualified Residential Rental Pool reserve is the BIPOC Pool, and (3) a Point Score of 92 and a Final Tie Breaker of 80.844%.

Please allow this letter and the attachments contained herein to serve as our formal appeal of staff's scoring and application deficiencies. I believe you will find all the information you need to amend our score to a full 120 points and correct the deficiencies noted.

Application Completeness:

- 1) **Inducement Resolution:** Staff indicated the signature on the Inducement Resolution (Attachment 30) is unclear. Anthony Stubbs of CMFA has confirmed the signature is from CMFA's Executive Director, Edward Becker. While the deficiency letter requested an updated Attachment 30, Mr. Stubbs indicated that CMFA would not be able to get a new inducement resolution until their December 13, 2024 meeting. To further confirm CMFA's intent and official approval of the Inducement Resolution, please see item 3.gg on page 4 of the attached Special Meeting Minutes of the California Municipal Finance Authority from Friday, August 9, 2024.
- 2) **Financing Commitment Letter from US Bank:** Staff indicated the Financing Commitment Letter from US Bank has a different project name and also indicates US Bank will provide both construction and permanent financing. While US Bank's commitment offered both construction and permanent financing, US Bank will provide construction financing only. Please see the attached US Bank commitment letter removing the reference to permanent financing and correcting the project name.
- 3) **Financing Commitment Letter from LUMENT:** Staff noted the Financing Commitment Letter from LUMENT indicates they will provide both construction and permanent financing. While LUMENT's commitment offered both construction and permanent financing, LUMENT will provide

permanent financing only. Please see the attached commitment letter removing construction financing.

- 4) **Financing Commitment from Riverside County:** Staff indicated there is no information showing an assignment of funds from Alliant Strategic Development, LLC to American Neighborhood Housing. In our submitted application materials on page 12 of Attachment 20-A3, we included an assignment of funds from Alliant Strategic Development to American Neighborhood Housing. This is a valid assignment, wherein American Neighborhood Housing accepts all terms and conditions of the financing commitment, in compliance with TCAC and CDLAC regulations.
- 5) 6) and 7) **Public Park, Grocery Store, and Pharmacy Amenities:** Staff indicated the Public Park, Grocery Store, and Pharmacy Amenities selected do not meet the distance requirements “as there is a highway as a barrier, not allowing to measure using a standardized radius.” We kindly request that staff reinstate the amenity points for the following reasons:
 - a. While the radius for the public park, grocery store, and pharmacy amenities do cross a highway, the highway is not a “significant physical barrier” and does not “disrupt the pedestrian walking pattern” because the highway can be crossed within the radius by using Murrieta Hot Springs Road or Los Alamos Road, both of which have sidewalks. The requirement is in place for instances when the amenity is within the radius, but there are no walkable paths across those barriers.
- 8) **Rent Restrictions:** Staff indicated that Attachment 40 and the Market Study indicate the Gross Rent for the 1-bedroom unit at 30% AMI is \$1 over the allowable CTCAC rent limits. We thank staff for bringing this clerical error to our attention. Attached find the accurate Attachment 40 and a link to the 13-A1 Market Study.

Point Score & Tie Breaker

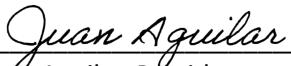
- **Exceeding Minimum Rent Restrictions** – We ask that full points be awarded for Exceeding Minimum Rent Restrictions. Per Section 5180, attached with this letter we have provided an updated Attachment 40 and a link to a corrected Market Study to cure the noted deficiency that Gross Rent for the 1-bedroom unit at 30% AMI was \$1 over the allowable CTCAC rent limits as also noted in item (8) above.
- **Leveraged Soft Resources** - We ask that full points be awarded for Leveraged Soft Resources, as:
 - Page 12 of Attachment 20-A3 submitted with our original application materials contains a valid assignment, in compliance with CDLAC and TCAC regulations.
 - The project is able to garner the full 8 points for Leveraged Soft Resources even without the ARPA funds from Riverside County as demonstrated in the submitted application materials in Section “h” Leveraged Soft Resources, on the Points System tab of Attachment 40 and substantiated with Attachments 17-A2 and 20-B.
- **Site Amenities** – We ask that full points be awarded for Site Amenities based on:
 - The highway is not a “significant physical barrier” and does not “disrupt the pedestrian walking pattern” because the highway can be crossed within the radius by using Murrieta Hot Springs Road or Los Alamos Road, both of which have sidewalks.

- The project is eligible to garner 10 points for Site Amenities even without the above mentioned site amenity selections based on the Transit (4 points), School (3 Points), Medical Clinic and/or Hospital (3 points), and Highest or High Resources Area (3 points) Amenities, all of which were demonstrated in our original submitted application materials and included on Attachments 23 B, C, and D demonstrating distance and viability of the above amenities to count for the points listed above.

In conclusion, we greatly appreciate Staff's diligent review of our application and respectfully request reconsideration of the Vista Heights Apartments application point score and determination of completeness. Should you require any additional information to support this request, please do not hesitate to reach out.

Sincerely,

American Neighborhood Housing
a California nonprofit public benefit corporation



Juan Aguilar, President and CEO

CC:

Marina Wiant marina.wiant@treasurer.ca.gov
Danielle Stevenson danielle.stevenson@treasurer.ca.gov
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Lucy Vang Lucy.Vang@treasurer.ca.gov
Carmen Doonan Carmen.Doonan@treasurer.ca.gov
William Leach william@kingdomdevelopment.net
Calina Bovee Calina@Kingdomdevelopment.net
Ruth Cea Ruth@Kingdomdevelopment.net
Nicole Pauling Nicole@Kingdomdevelopment.net
Amy DeVaudreuil adevaudreuil@goldfarbblipman.com

ATTACHMENTS:

CALIFORNIA MUNICIPAL FINANCE AUTHORITY Special Meeting Minutes
US Bank Commitment Letter
LUMENT Commitment Letter
Attachment 40
13-A1 Market Study

SABELHAUS & STRAIN PC

Stephen A. Strain
Meghann A. Carey

1724 10th Street, Suite 110
Sacramento, California 95811

(916) 444-0286
Fax: (916) 444-3408

December 4, 2024

Marina Wiant, Interim Executive Director
California Debt Limit Allocation Committee
901 P Street, Suite 213A
Sacramento, CA 95814

**Re: 24-728 / Oxford Square Family Apartments
Appeal of the Final Recommendations for the December 11, 2024 Allocation
Meeting**

Dear Ms. Wiant:

My office represents Oxford Square Family, L.P., the applicant of the Oxford Square Family Apartments project. Pursuant to Section 5038 of the CDLAC Regulations I am submitting this appeal of the Final Staff Recommendations for Qualified Residential Rental Projects to be considered at the December 11, 2024 allocation meeting. The Oxford Square Family Apartments project was included in the Preliminary Staff Recommendations to be considered at the December 11, 2024 allocation meeting but due to a revision in the distribution of State Credits is not included in the Final Staff Recommendations. I am therefore appealing the exclusion of Oxford Square Family Apartments from the Final Staff Recommendations and respectfully requesting that the project receive an allocation of tax-exempt bonds at the December 11, 2024 allocation meeting.

I appreciate your consideration of this appeal and am available to discuss further if helpful.

Sincerely,



Stephen A. Strain, Esq.



AGENDA ITEM 6

2024 Round 2 Award of

Allocation of Qualified Private

Activity Bonds for QRRP

(Cal. Code Regs., tit. 4, § 5037, §

5080)

CALIFORNIA DEBT LIMIT ALLOCATION
COMMITTEE
Final Staff Recommendations*
To be Considered on December 11, 2024
QUALIFIED RESIDENTIAL RENTAL PROJECTS

NON-GEOGRAPHIC POOLS

BIPOC		ROUND 2 ALLOCATION		REMAINING										STATE CREDIT		FEDERAL CREDIT	
APPLICATION NUMBER	CDLAC APPLICANT	PROJECT NAME	TOTAL UNITS	CITY	COUNTY	2024 BOND CAP	2023 CARRYFORWARD	2022 CARRYFORWARD	2021 CARRYFORWARD	TOTAL ALLOCATION	POINTS	TIEBREAKER	HOMELESS %	REQUESTED	REQUESTED		
24-756	California Municipal Finance Authority	Viscar Terrace Apartments	172	Murietta	Riverside	\$26,865,807.00	\$25,400,000.00	\$0.00	\$0.00	\$52,265,807.00	120	80.353%	0.000%	\$23,316,924	\$5,091,936		
						\$26,865,807.00	\$25,400,000.00	\$0.00	\$0.00	\$52,265,807.00				\$23,316,924	\$5,091,936		
PRESERVATION		ROUND 2 ALLOCATION		REMAINING										STATE CREDIT		FEDERAL CREDIT	
APPLICATION NUMBER	CDLAC APPLICANT	PROJECT NAME	TOTAL UNITS	CITY	COUNTY	2024 BOND CAP	2023 CARRYFORWARD	2022 CARRYFORWARD	2021 CARRYFORWARD	TOTAL ALLOCATION	POINTS	TIEBREAKER	HOMELESS %	REQUESTED	REQUESTED		
24-666	California Statewide Communities Development Authority	Brandon Place Apartments	197	Riverside	Riverside	\$28,000,000.00				\$28,000,000.00	110	161.821%	0.000%	\$0	\$2,216,198		
24-768	California Municipal Finance Authority	Moreland Apartments	160	San Jose	Santa Clara	\$55,894,252.00				\$55,894,252.00	110	146.746%	0.000%	\$0	\$4,131,931		
24-633	Housing Authority of the County of Kern	Arvin RAD	114	Arvin	Kern	\$22,000,000.00				\$22,000,000.00	110	132.117%	0.000%	\$0	\$1,815,621		
						\$105,894,252.00	\$0.00	\$0.00	\$0.00	\$105,894,252.00				\$0	\$8,162,720		
OTHER REHABILITATION		ROUND 2 ALLOCATION		REMAINING										STATE CREDIT		FEDERAL CREDIT	
APPLICATION NUMBER	CDLAC APPLICANT	PROJECT NAME	TOTAL UNITS	CITY	COUNTY	2024 BOND CAP	2023 CARRYFORWARD	2022 CARRYFORWARD	2021 CARRYFORWARD	TOTAL ALLOCATION	POINTS	TIEBREAKER	HOMELESS %	REQUESTED	REQUESTED		
24-737	City and County of San Francisco	Larkin Place Senior Housing	63	San Francisco	San Francisco	\$13,987,000.00				\$13,987,000.00	110	270.828%	0.000%	\$0	\$1,282,008		
24-627	California Municipal Finance Authority	Paseo Senter I Rehab	117	San Jose	Santa Clara	\$21,900,000.00				\$21,900,000.00	110	260.798%	0.000%	\$0	\$1,780,278		
24-785	California Municipal Finance Authority	San Joaquin Senior, San Joaquin Apartments, and California Apartments	100	San Joaquin	Fresno	\$10,000,000.00				\$10,000,000.00	110	221.970%	0.000%	\$2,043,644	\$727,456		
24-630	California Municipal Finance Authority	Montecito Village	70	Ramona	San Diego	\$15,250,000.00				\$15,250,000.00	110	221.108%	0.000%	\$0	\$1,122,337		
24-787	California Municipal Finance Authority	Lake Isabella Senior Apartments I & II	86	Lake Isabella	Kern	\$7,750,000.00				\$7,750,000.00	110	176.872%	0.000%	\$0	\$716,565		
24-617	California Municipal Finance Authority	Pleasant View Apartments	60	Fresno	Fresno	\$13,900,000.00				\$13,900,000.00	110	159.119%	0.000%	\$0	\$1,158,372		
						\$82,787,000.00	\$0.00	\$0.00	\$0.00	\$82,787,000.00				\$2,043,644	\$6,787,004		
RURAL NEW CONSTRUCTION		ROUND 2 ALLOCATION		REMAINING										STATE CREDIT		FEDERAL CREDIT	
APPLICATION NUMBER	CDLAC APPLICANT	PROJECT NAME	TOTAL UNITS	CITY	COUNTY	2024 BOND CAP	2023 CARRYFORWARD	2022 CARRYFORWARD	2021 CARRYFORWARD	TOTAL ALLOCATION	POINTS	TIEBREAKER	HOMELESS %	REQUESTED	REQUESTED		
24-771	California Housing Finance Agency	4575 Scotts Valley Apartments	100	Scotts Valley	Santa Cruz	\$41,923,146.00				\$41,923,146.00	120	111.615%	0.000%	\$16,138,146	\$3,896,316		
24-716	California Municipal Finance Authority	Livingston B Street	80	Livingston	Merced	\$25,173,657.00				\$25,173,657.00	120	99.529%	20.253%	\$0	\$1,782,651		
						\$67,096,803.00	\$0.00	\$0.00	\$0.00	\$67,096,803.00				\$16,138,146	\$5,678,969		
NEW CONSTRUCT ON SET AS DES		ROUND 2 ALLOCATION		REMAINING										STATE CREDIT		FEDERAL CREDIT	
APPLICATION NUMBER	CDLAC APPLICANT	PROJECT NAME	TOTAL UNITS	CITY	COUNTY	2024 BOND CAP	2023 CARRYFORWARD	2022 CARRYFORWARD	2021 CARRYFORWARD	TOTAL ALLOCATION	POINTS	TIEBREAKER	HOMELESS %	REQUESTED	REQUESTED		
24-754	California Statewide Communities Development Authority	Oak View Ranch Senior Apartments	61	Murietta	Riverside	\$19,066,355.00				\$19,066,355.00	120	132.037%	50.000%	\$0	\$1,737,117		
24-600	California Statewide Communities Development Authority	Palm Villas at Millennium	121	Palm Desert	Riverside	\$37,593,692.00	\$540,000.00			\$38,133,692.00	120	110.000%	45.833%	\$10,397,147	\$3,674,843		
24-735	Housing Authority of the City of Los Angeles	Victory Blvd	194	Los Angeles	Los Angeles	\$78,697,976.00	\$305.00			\$78,697,976.00	120	102.381%	45.313%	\$19,999,198	\$7,014,614		
24-738	City of San Jose	Kooser Apartments	191	San Jose	Santa Clara	\$72,751,517.00				\$72,751,517.00	120	101.853%	45.503%	\$31,579,858	\$5,902,201		
24-597	Housing Authority of the County of Kern	Pioneer Drive Apartments	85	Bakersfield	Kern	\$14,500,000.00			\$956,650.00	\$15,456,650.00	119	149.443%	100.000%	\$0	\$3,041,079		
24-732	Los Angeles County Development Authority	Veteran Commons	100	Downey	Los Angeles	\$34,045,000.00				\$34,045,000.00	119	136.166%	50.505%	\$0	\$3,181,709		
24-759	Los Angeles Housing Department	Locke Lofts	148	Los Angeles	Los Angeles	\$8,353,549.00		\$41,646,451.00		\$50,000,000.00	119	122.062%	68.493%	\$0	\$4,123,078		
24-731	California Municipal Finance Authority	North Fair Oaks Apartments	86	Unincorporated Redwood City	San Mateo	\$34,293,756.00				\$34,293,756.00	119	112.925%	45.882%	\$0	\$2,997,139		
						\$209,271,542.00	\$540,305.00	\$41,646,451.00	\$956,650.00	\$342,414,948.00				\$61,976,203	\$29,672,676		
ELI/VLI		ROUND 2 ALLOCATION		REMAINING										STATE CREDIT		FEDERAL CREDIT	
APPLICATION NUMBER	CDLAC APPLICANT	PROJECT NAME	TOTAL UNITS	CITY	COUNTY	2024 BOND CAP	2023 CARRYFORWARD	2022 CARRYFORWARD	2021 CARRYFORWARD	TOTAL ALLOCATION	POINTS	TIEBREAKER	HOMELESS %	REQUESTED	REQUESTED		
24-628	California Municipal Finance Authority	Downtown Library Mixed Use Project	124	Santa Cruz	Santa Cruz	\$55,616,938.00				\$55,616,938.00	120	151.501%	0.000%	\$0	\$5,113,870		
24-670	City and County of San Francisco	Balboa Reservoir - Building E	128	San Francisco	San Francisco	\$73,004,348.00				\$73,004,348.00	120	126.190%	0.000%	\$0	\$5,244,316		
24-740	California Housing Finance Agency	Westside Village	38	Santa Cruz	Santa Cruz	\$18,446,853.00				\$18,446,853.00	120	113.087%	0.000%	\$7,600,000	\$1,648,928		
24-601	California Municipal Finance Authority	Dakota	114	Fresno	Fresno	\$35,875,300.00				\$35,875,300.00	120	103.630%	0.000%	\$0	\$2,585,113		
24-667	California Housing Finance Agency	Wakeland Riverwalk	190	San Diego	San Diego	\$70,150,547.00				\$70,150,547.00	120	103.268%	0.000%	\$10,725,542	\$6,875,755		
24-602	California Municipal Finance Authority	Almond Gardens Apartments	97	Suisun City	Solano	\$30,276,660.00				\$30,276,660.00	119	170.091%	0.000%	\$5,994,579	\$2,917,820		
24-653	City and County of San Francisco	350 Turk Street	92	San Francisco	San Francisco	\$48,478,327.00				\$48,478,327.00	119	150.476%	0.000%	\$0	\$4,567,466		
24-686	City and County of San Francisco	Sunnydale HOPE SF Block 9	95	San Francisco	San Francisco	\$57,075,000.00				\$57,075,000.00	119	140.166%	0.000%	\$0	\$5,399,955		
24-726	California Statewide Communities Development Authority	Arrowhead Grove Phase IV	92	San Bernardino	San Bernardino	\$33,060,500.00				\$33,060,500.00	119	132.192%	0.000%	\$0	\$3,056,472		
						\$421,984,473.00	\$0.00	\$0.00	\$0.00	\$421,984,473.00				\$24,320,121	\$37,409,695		

CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
Final List of Awards
QUALIFIED RESIDENTIAL RENTAL PROJECTS

NEW CONSTRUCTION GEOGRAPHIC REGIONS															
BAY AREA REGION		ROUND 2 ALLOCATION	REMAINING												
APPLICATION NUMBER	CDLAC APPLICANT	PROJECT NAME	TOTAL UNITS	CITY	COUNTY	2024 BOND CAP	2023 CARRYFORWARD	2022 CARRYFORWARD	2021 CARRYFORWARD	TOTAL ALLOCATION	POINTS	TIEBREAKER	HOMELESS %	STATE CREDIT REQUESTED	FEDERAL CREDIT REQUESTED
24-681	California Municipal Finance Authority	Walnut Apartments	44	Darville	Contra Costa	\$12,750,000.00				\$12,750,000.00	120	100.315%	0.000%	\$0	\$1,032,912
24-736	California Municipal Finance Authority	Dixiel Circle	90	Los Altos	Santa Clara	\$47,511,721.00				\$47,511,721.00	120	96.843%	25.000%	\$10,431,853	\$4,096,134
24-649	California Municipal Finance Authority	Civic Crossing (699 Ygnacio Valley Road)	93	Walnut Creek	Contra Costa	\$46,861,118.00				\$46,861,118.00	120	89.304%	32.600%	\$0	\$3,884,742
24-703	California Municipal Finance Authority	Broadway Meadows	97	Milbrae	San Mateo	\$46,000,000.00				\$46,000,000.00	120	70.963%	0.000%	\$0	\$4,290,469
24-719	City and County of San Francisco	Sunnydale HOPE SF Block 7	89	San Francisco	San Francisco	\$53,305,000.00				\$53,305,000.00	119	137.413%	0.000%	\$0	\$5,121,561
						\$206,447,839.00	\$0.00	\$0.00	\$0.00	\$206,447,839.00				\$10,431,853	\$18,425,818
COASTAL REGION		ROUND 2 ALLOCATION	REMAINING												
APPLICATION NUMBER	CDLAC APPLICANT	PROJECT NAME	TOTAL UNITS	CITY	COUNTY	2024 BOND CAP	2023 CARRYFORWARD	2022 CARRYFORWARD	2021 CARRYFORWARD	TOTAL ALLOCATION	POINTS	TIEBREAKER	HOMELESS %	STATE CREDIT REQUESTED	FEDERAL CREDIT REQUESTED
24-647	California Housing Finance Agency	The Grant at Mission Trails	45	San Diego	San Diego	\$16,993,197.00				\$16,993,197.00	120	96.768%	29.787%	\$8,617,124	\$1,612,900
24-706	California Municipal Finance Authority	Alvarado Creek Apartments	227	San Diego	San Diego	\$88,000,000.00				\$88,000,000.00	120	93.110%	0.000%	\$0	\$7,346,018
24-690	California Municipal Finance Authority	Rovina Lane Apartments	32	Petaluma	Sonoma	\$11,250,000.00				\$11,250,000.00	120	62.241%	0.000%	\$0	\$1,014,621
24-615	California Housing Finance Agency	Manach Hillside Affordable Apartments	51	San Diego	San Diego	\$13,500,000.00				\$13,500,000.00	119	128.689%	0.000%	\$0	\$1,264,581
24-746	California Housing Finance Agency	Avanzando San Ysidro	103	San Diego	San Diego	\$49,000,000.00				\$49,000,000.00	119	111.951%	0.000%	\$0	\$4,609,523
24-757	Anaheim Housing Authority	Tampico Motel Conversion	32	Anaheim	Orange	\$13,105,723.00				\$13,105,723.00	119	106.531%	100.000%	\$0	\$1,122,797
24-680	California Municipal Finance Authority	712 Seagaze	179	Oceanside	San Diego	\$46,070,813.00				\$46,070,813.00	119	99.140%	0.000%	\$0	\$4,199,366
24-673	California Municipal Finance Authority	Meridian at Corona Station	131	Petaluma	Sonoma	\$48,625,159.00				\$48,625,159.00	119	92.041%	25.385%	\$0	\$4,176,167
						\$286,544,892.00	\$0.00	\$0.00	\$0.00	\$286,544,892.00				\$8,617,124	\$25,345,973
CITY OF LOS ANGELES		ROUND 2 ALLOCATION	REMAINING												
APPLICATION NUMBER	CDLAC APPLICANT	PROJECT NAME	TOTAL UNITS	CITY	COUNTY	2024 BOND CAP	2023 CARRYFORWARD	2022 CARRYFORWARD	2021 CARRYFORWARD	TOTAL ALLOCATION	POINTS	TIEBREAKER	HOMELESS %	STATE CREDIT REQUESTED	FEDERAL CREDIT REQUESTED
24-679	California Municipal Finance Authority	Oaks on Balboa	117	Los Angeles	Los Angeles	\$40,000,000.00				\$40,000,000.00	120	85.776%	50.000%	\$0	\$3,567,701
24-608	California Housing Finance Agency	5749 Brynthurst	53	Los Angeles	Los Angeles	\$8,065,000.00				\$8,065,000.00	119	187.299%	0.000%	\$0	\$504,699
24-605	California Housing Finance Agency	8911 Ramsgate	77	Los Angeles	Los Angeles	\$10,600,000.00				\$10,600,000.00	119	174.055%	0.000%	\$0	\$878,703
24-607	California Housing Finance Agency	5625 Case	70	Los Angeles	Los Angeles	\$10,270,000.00				\$10,270,000.00	119	172.193%	0.000%	\$0	\$851,100
24-604	California Housing Finance Agency	4345 Matilija	75	Los Angeles	Los Angeles	\$10,230,000.00				\$10,230,000.00	119	153.211%	0.000%	\$0	\$827,924
24-605	California Housing Finance Agency	3981 Meier	75	Los Angeles	Los Angeles	\$10,900,000.00				\$10,900,000.00	119	149.902%	0.000%	\$0	\$871,550
24-606	California Housing Finance Agency	3412 Victoria	58	Los Angeles	Los Angeles	\$8,150,000.00				\$8,150,000.00	119	147.699%	0.000%	\$0	\$694,732
24-671	California Municipal Finance Authority	1250 West Jeff	122	Los Angeles	Los Angeles	\$47,767,550.00				\$47,767,550.00	119	117.357%	0.000%	\$0	\$4,389,221
24-654	Housing Authority of the City of Los Angeles	Alvarez Parkview	105	Los Angeles	Los Angeles	\$52,330,000.00				\$52,330,000.00	119	108.773%	0.000%	\$0	\$4,958,397
24-751	Los Angeles Housing Department	Weingart Tower 1B	104	Los Angeles	Los Angeles	\$45,163,792.00				\$45,163,792.00	119	107.624%	100.000%	\$0	\$4,156,653
24-694	California Municipal Finance Authority	Twin Park Landing	275	Los Angeles	Los Angeles	\$69,000,000.00				\$69,000,000.00	109	86.306%	0.000%	\$0	\$5,385,668
						\$311,476,342.00	\$0.00	\$0.00	\$0.00	\$311,476,342.00				\$0	\$28,088,547
BALANCE OF LA COUNTY		ROUND 2 ALLOCATION	REMAINING												
APPLICATION NUMBER	CDLAC APPLICANT	PROJECT NAME	TOTAL UNITS	CITY	COUNTY	2024 BOND CAP	2023 CARRYFORWARD	2022 CARRYFORWARD	2021 CARRYFORWARD	TOTAL ALLOCATION	POINTS	TIEBREAKER	HOMELESS %	STATE CREDIT REQUESTED	FEDERAL CREDIT REQUESTED
24-622	California Housing Finance Agency	U.S.VETS-WLAVA Building 300	44	Los Angeles	Los Angeles	\$23,305,313.00				\$23,305,313.00	120	90.907%	100.000%	\$0	\$2,216,421
24-624	California Municipal Finance Authority	Maison's Sierra - Phase 2	171	Lancaster	Los Angeles	\$25,500,000.00				\$25,500,000.00	119	130.582%	0.000%	\$0	\$2,500,000
24-775	Los Angeles County Development Authority	Cudahy Seniors	140	Cudahy	Los Angeles	\$52,300,000.00				\$52,300,000.00	119	116.792%	50.000%	\$0	\$5,090,331
24-750	Los Angeles County Development Authority	Century + Restorative Care Village Phase I	146	Los Angeles	Los Angeles	\$53,223,000.00				\$53,223,000.00	119	107.875%	51.724%	\$0	\$4,903,823
24-774	Los Angeles County Development Authority	Casa de la Luz	95	Unincorporated East Los Angeles	Los Angeles	\$36,749,241.00				\$36,749,241.00	119	93.034%	43.011%	\$0	\$3,126,556
						\$191,077,554.00	\$0.00	\$0.00	\$0.00	\$191,077,554.00				\$0	\$17,637,131
INLAND REGION		ROUND 2 ALLOCATION	REMAINING												
APPLICATION NUMBER	CDLAC APPLICANT	PROJECT NAME	TOTAL UNITS	CITY	COUNTY	2024 BOND CAP	2023 CARRYFORWARD	2022 CARRYFORWARD	2021 CARRYFORWARD	TOTAL ALLOCATION	POINTS	TIEBREAKER	HOMELESS %	STATE CREDIT REQUESTED	FEDERAL CREDIT REQUESTED
24-700	California Municipal Finance Authority	Kensington Apartments	126	Murietta	Riverside	\$28,500,000.00				\$28,500,000.00	120	110.645%	0.000%	\$0	\$2,559,831
24-705	California Municipal Finance Authority	Avenue 44 Apartments	180	Indio	Riverside	\$39,000,000.00				\$39,000,000.00	120	99.850%	0.000%	\$0	\$3,543,061
24-683	California Municipal Finance Authority	Via Val Village	236	Rancho Mirage	Riverside	\$57,000,000.00				\$57,000,000.00	120	96.947%	0.000%	\$0	\$5,097,847
24-661	California Municipal Finance Authority	Mulberry Gardens Family Apartments	150	Riverside	Riverside	\$48,178,510.00				\$48,178,510.00	119	113.651%	0.000%	\$0	\$4,561,791
24-744	California Municipal Finance Authority	Villa Verde	116	Cochella	Riverside	\$42,578,583.00				\$42,578,583.00	119	105.295%	43.478%	\$0	\$3,848,871
24-638**	California Municipal Finance Authority	JFM Villas Family Apartments	100	Indio	Riverside	\$39,835,945.00				\$39,835,945.00	119	87.767%	0.000%	\$12,499,192	\$3,688,281
24-648	California Municipal Finance Authority	Sewerth Street Village	79	Modesto	Stanislaus	\$37,517,305.00				\$37,517,305.00	119	72.550%	0.000%	\$0	\$3,484,875
24-639**	California Municipal Finance Authority	JFM Villas Senior Apartments	50	Indio	Riverside	\$19,846,311.00				\$19,846,311.00	119	65.763%	0.000%	\$6,550,729	\$1,839,213
						\$312,456,654.00	\$0.00	\$0.00	\$0.00	\$312,456,654.00				\$19,049,921	\$28,722,770
NORTHERN REGION		ROUND 2 ALLOCATION	REMAINING												
APPLICATION NUMBER	CDLAC APPLICANT	PROJECT NAME	TOTAL UNITS	CITY	COUNTY	2024 BOND CAP	2023 CARRYFORWARD	2022 CARRYFORWARD	2021 CARRYFORWARD	TOTAL ALLOCATION	POINTS	TIEBREAKER	HOMELESS %	STATE CREDIT REQUESTED	FEDERAL CREDIT REQUESTED
24-652	California Municipal Finance Authority	The Crawford	265	Roseville	Placer	\$59,000,000.00				\$59,000,000.00	120	97.597%	0.000%	\$0	\$5,664,712
24-727	California Public Finance Authority	Sakura	134	Sacramento	Sacramento	\$30,164,000.00				\$30,164,000.00	119	108.414%	0.000%	\$0	\$2,022,553
24-753	California Municipal Finance Authority	Harrington Grove Apartments	52	Folsom	Sacramento	\$13,273,135.00				\$13,273,135.00	120	84.395%	0.000%	\$0	\$1,185,006
						\$102,437,135.00	\$0.00	\$0.00	\$0.00	\$102,437,135.00				\$0	\$8,872,271

CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
Final List of Awards
QUALIFIED RESIDENTIAL RENTAL PROJECTS

ADDITIONAL FUNDING			ROUND 2 ALLOCATION		REMAINING					TOTAL				STATE CREDIT		FEDERAL CREDIT	
SURPLUS			\$348,856,991		\$10,161,378												
APPLICATION NUMBER	CDLAC APPLICANT	PROJECT NAME	TOTAL UNITS	CITY	COUNTY	2024 BOND CAP	2023 CARRYFORWARD	2022 CARRYFORWARD	2021 CARRYFORWARD	ALLOCATION	POINTS	TIEBREAKER	HOMELESS %	REQUESTED	REQUESTED		
24-664	California Municipal Finance Authority	Parkside Apartments	64	Lakeport	Lake	\$19,312,428.00				\$19,312,428.00	120	89.865%	0.000%	\$0	\$1,727,047		
24-623	California Municipal Finance Authority	Dry Creek Commons	58	Healdsburg	Sonoma	\$26,627,000.00				\$26,627,000.00	120	86.016%	10.526%	\$0	\$2,375,592		
24-644	California Municipal Finance Authority	Sageo Hills Phase I	48	Healdsburg	Sonoma	\$19,650,000.00				\$19,650,000.00	120	82.944%	0.000%	\$0	\$1,862,064		
24-724	California Municipal Finance Authority	River Grove II	50	Oakhurst	Madera	\$19,596,237.00				\$19,596,237.00	120	68.845%	26.531%	\$0	\$1,402,719		
24-691	California Municipal Finance Authority	Pacific Crest Commons	55	Truckee	Nevada	\$21,000,000.00				\$21,000,000.00	120	55.299%	18.519%	\$0	\$1,942,919		
24-675	California Municipal Finance Authority	Mountain Townhomes	25	Mount Shasta	Shasta	\$9,427,356.00				\$9,427,356.00	120	44.277%	12.500%	\$3,059,307	\$679,923		
24-767	City and County of San Francisco	160 Frelton	85	San Francisco	San Francisco	\$48,900,000.00				\$48,900,000.00	119	136.369%	26.190%	\$0	\$4,663,977		
24-745	California Housing Finance Agency	300 De Haro	425	San Francisco	San Francisco	\$101,746,126.00				\$101,746,126.00	119	134.510%	0.000%	\$0	\$6,739,725		
24-672	City of San Jose	525 N Capitol	160	San Jose	Santa Clara	\$62,535,038.00				\$62,535,038.00	119	134.366%	25.316%	\$0	\$4,592,462		
24-596	Housing Authority of the County of Kern	Niles Street Apartments	51	Bakersfield	Kern	\$9,900,000.00				\$9,900,000.00	119	116.974%	0.000%	\$1,300,000	\$736,526		
						\$338,694,185.00	\$0.00	\$0.00	\$0.00	\$338,694,185.00				\$4,359,307	\$26,662,973		

FUNDING SUMMARY	
Total Awards	79
Beginning Balance	\$2,838,836,381
2024 Bond Cap	\$2,753,034,478
2023 Carryforward	\$25,940,305
2022 Carryforward	\$41,646,451
2021 Carryforward	\$956,650
Total Allocation	\$2,821,577,884
NC State Credit Available (Includes State Farmworker Credit Balance)	\$150,268,660
NC State Credit Awards	\$149,159,678
NC State Credit Balance	\$1,109,982
4% State Credit Available	\$13,722,496
4% State Credit Awards	\$2,043,644
4% State Credit Balance	\$11,678,852
State Farmworker Credit Available	\$25,000,000
State Farmworker Credit Awards	\$19,049,921
State Farmworker Credit Balance	\$5,950,079

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

Niles Street Apartments, located at Niles Street between Valencia Drive and Park Drive in Bakersfield on a 3.16 acre site, requested and is being recommended for a reservation of \$736,526 in annual federal tax credits and \$1,300,000 in total state tax credits and \$9,900,000 of tax-exempt bond cap to finance the new construction of 51 units of housing, consisting of 50 restricted rental units and 1 unrestricted manager's unit. The project will have 50 one-bedroom units, and 1 three-bedroom unit, serving special needs tenants with rents affordable to households earning 30%-60% of area median income (AMI). The construction is expected to begin in June 2025 and be completed in December 2026. The project will be developed by Housing Authority of the County of Kern and will be located in Senate District 16 and Assembly District 35.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers.

Project Number CA-24-596

Project Name Niles Street Apartments
Site Address: Niles Street between Valencia Drive and Park Drive
Bakersfield, CA 93306
County: Kern
Census Tract: 9.07

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$736,526	\$1,300,000
Recommended:	\$736,526	\$1,300,000

* The applicant made an election not to sell (Certificate) any portion of the state credits.

Tax-Exempt Bond Allocation
Recommended: \$9,900,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Housing Authority of the County of Kern
Contact: Stephen M. Pelz
Address: 601 24th Street
Bakersfield, CA 93301
Phone: 661-631-8500
Email: spelz@kernha.org

Bond Financing Information
CDLAC Applicant/Bond Issuer: Housing Authority of the County of Kern
Bond Counsel: Jones Hall, A Professional Law Corporation
Private Placement Purchaser: East West Bank

Development Team

General Partner(s) or Principal Owner(s): Golden Empire Affordable Housing, Inc.
 Housing Authority of the County of Kern
 General Partner Type: Nonprofit
 Parent Company(ies): Golden Empire Affordable Housing, Inc.
 Housing Authority of the County of Kern
 Developer: Housing Authority of the County of Kern
 Investor/Consultant: PNC
 Management Agent: Housing Authority of the County of Kern

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 5
 Total # of Units: 51
 No. / % of Low Income Units: 50 100.00%
 Average Targeted Affordability: 34.75%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt / HOME / HOME-ARP (American Rescue Plan) / HUD
 RAD (Rental Assistance Demonstration) / HUD Section 8 Project-based Vouchers (50 Units - 100%)

Information

Housing Type: Special Needs
 Geographic Area: Central Valley Region
 State Ceiling Pool: Surplus
 Set Aside: N/A
 CDLAC Project Analyst: Amit Sarang
 CTCAC Project Analyst: Brett Andersen

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	25	50%
40% AMI:	5	10%
50% AMI:	10	20%
60% AMI:	10	20%

Unit Mix

50 1-Bedroom Units
 1 3-Bedroom Units

 51 Total Units

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
25 1 Bedroom	30%	\$438
5 1 Bedroom	40%	\$619
10 1 Bedroom	50%	\$731
10 1 Bedroom	60%	\$731

Project Cost Summary at Application

Land and Acquisition	\$435,597
Construction Costs	\$12,980,000
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$649,000
Soft Cost Contingency	\$100,000
Relocation	\$60,000
Architectural/Engineering	\$625,000
Const. Interest, Perm. Financing	\$992,000
Legal Fees	\$205,000
Reserves	\$124,000
Other Costs	\$995,291
Developer Fee	\$2,401,714
Commercial Costs	\$0
Total	\$19,567,602

Residential

Construction Cost Per Square Foot:	\$354
Per Unit Cost:	\$383,678
Estimated Hard Per Unit Cost:	\$222,815
True Cash Per Unit Cost*:	\$362,253
Bond Allocation Per Unit:	\$194,118
Bond Allocation Per Restricted Rental Unit:	\$198,000

Construction Financing

Source	Amount
East West Bank: Tax-Exempt	\$9,900,000
East West Bank: Taxable	\$1,200,000
County of Kern: HOME	\$2,324,446
HACK ¹ : RAD	\$2,000,000
Deferred Costs	\$2,318,039
Tax Credit Equity	\$1,825,117

Permanent Financing

Source	Amount
East West Bank: Tax-Exempt	\$2,750,000
City of Bakersfield: HOME/HOME-ARP	\$2,324,446
HACK ¹ : RAD	\$2,000,000
HACK ¹	\$4,100,000
Deferred Developer Fee	\$1,092,687
Tax Credit Equity	\$7,300,469
TOTAL	\$19,567,602

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

¹Housing Authority of the County of Kern

Determination of Credit Amount(s)

Requested Eligible Basis:	\$18,413,143
130% High Cost Adjustment:	No
Applicable Fraction:	100.00%
Qualified Basis:	\$18,413,143
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$736,526
Total State Credit:	\$1,300,000
Approved Developer Fee (in Project Cost & Eligible Basis)	\$2,401,714
Federal Tax Credit Factor:	\$0.85000
State Tax Credit Factor:	\$0.80000

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

This project has senior housing in combination with non-senior housing. The applicant has provided a third-party legal opinion stating that the project complies with fair housing law, per CTCAC Regulation Section 10322(h)(34).

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	9
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	119

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 116.974%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
 CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
 Project Staff Report
 Qualified Private Activity Tax-Exempt Bond Project
 December 11, 2024**

Pioneer Drive Apartments, located at 3299 Pioneer Drive in Bakersfield on a 5.41 acre site, requested and is being recommended for a reservation of \$1,041,975 in annual federal tax credits and \$14,500,000 of tax-exempt bond cap to finance the new construction of 85 units of housing, consisting of 84 restricted rental units and 1 unrestricted manager's unit. The project will have 78 one-bedroom units, 6 two-bedroom units, and 1 three-bedroom unit, serving special needs tenants with rents affordable to households earning 30%-40% of area median income (AMI). The construction is expected to begin in June 2025 and be completed in December 2026. The project will be developed by Housing Authority of the County of Kern and will be located in Senate District 16 and Assembly District 35.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers. The project financing includes state funding from the No Place Like Home (NPLH) program of HCD.

Project Number CA-24-597

Project Name Pioneer Drive Apartments
 Site Address: 3299 Pioneer Drive
 Bakersfield, CA 93306
 County: Kern
 Census Tract: 11.05

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,041,975	\$0
Recommended:	\$1,041,975	\$0

Tax-Exempt Bond Allocation
 Recommended: \$14,500,000

CTCAC Applicant Information
 CTCAC Applicant/CDLAC Sponsor: Pioneer Drive Apartments LP
 Contact: Stephen M. Pelz
 Address: 601 24th Street, Suite B
 Bakersfield, CA 93301
 Phone: 661-631-8500
 Email: Spelz@kernha.org

Bond Financing Information
 CDLAC Applicant/Bond Issuer: Housing Authority of the County of Kern
 Bond Counsel: Jones Hall, A Professional Law Corporation
 Private Placement Purchaser: East West Bank

Development Team

General Partner(s) or Principal Owner(s): GEAHI Pioneer Apartments LLC
 Kern Housing XVI LLC

General Partner Type: Nonprofit

Parent Company(ies): Golden Empire Affordable Housing, Inc.
 Housing Authority of the County of Kern
 Housing Authority of the County of Kern

Developer: Housing Authority of the County of Kern

Investor/Consultant: PNC Bank

Management Agent: Housing Authority of the County of Kern

Project Information

Construction Type: New Construction

Total # Residential Buildings: 15

Total # of Units: 85

No. / % of Low Income Units: 84 100.00%

Average Targeted Affordability: 32.16%

Federal Set-Aside Elected: 40%/60%

Federal Subsidy: Tax-Exempt / HOME and HOME ARP /
 HUD Section 8 Project-based Vouchers (84 Units - 100%).

Information

Housing Type: Special Needs

Geographic Area: Central Valley Region

State Ceiling Pool: New Construction

Set Aside: Homeless Set Aside

Homeless Set Aside Units: 84

CDLAC Project Analyst: Brandon Medina

CTCAC Project Analyst: Ruben Barcelo

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	41	49%
40% AMI:	43	51%

Unit Mix

78 1-Bedroom Units
6 2-Bedroom Units
1 3-Bedroom Units
85 Total Units

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
41 1 Bedroom	30%	\$438
37 1 Bedroom	40%	\$619
6 2 Bedrooms	40%	\$743
1 3 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$603,000
Construction Costs	\$19,110,000
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$955,500
Soft Cost Contingency	\$100,000
Relocation	\$0
Architectural/Engineering	\$725,000
Const. Interest, Perm. Financing	\$1,489,830
Legal Fees	\$215,000
Reserves	\$749,494
Other Costs	\$1,759,536
Developer Fee	\$2,500,000
Commercial Costs	\$0
Total	\$28,207,360

Residential

Construction Cost Per Square Foot:	\$402
Per Unit Cost:	\$331,851
Estimated Hard Per Unit Cost:	\$204,222
True Cash Per Unit Cost*:	\$309,680
Bond Allocation Per Unit:	\$170,588
Bond Allocation Per Restricted Rental Unit:	\$172,619

Construction Financing

Source	Amount
East West Bank: Tax-Exempt	\$14,500,000
East West Bank: Taxable	\$2,000,000
Kern County: HOME-ARP	\$4,500,000
Kern County: HOME	\$750,000
Kern County Housing Authority	\$1,757,593
Deferred Costs	\$2,458,475
Tax Credit Equity	\$2,241,292

Permanent Financing

Source	Amount
East West Bank: Tax-Exempt	\$4,300,000
HCD: NPLH	\$5,550,000
Kern County: HOME-ARP	\$4,500,000
Kern County: HOME	\$750,000
Kern County Housing Authority	\$1,757,593
Kern County Housing Authority	\$500,000
Deferred Developer Fee	\$1,884,602
Solar Tax Credit Equity	\$108,375
Tax Credit Equity	\$8,856,790
TOTAL	\$28,207,360

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	\$26,051,988
130% High Cost Adjustment:	No
Applicable Fraction:	100.00%
Qualified Basis:	\$26,051,988
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$1,041,975
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,500,000
Federal Tax Credit Factor:	\$0.85000

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

The project will restrict 84 (100%) of the units to serve special needs tenants consisting of homeless and mentally disabled populations.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	0
Exceeding Minimum Income Restrictions	20	20	10
Exceeding Minimum Rent Restrictions	10	10	20
General Partner Experience	7	7	10
Management Company Experience	3	3	7
Housing Needs	10	0	3
Leveraged Soft Resources	8	8	10
Readiness to Proceed	10	10	8
Affirmatively Furthering Fair Housing	10	0	10
Site Amenities	10	10	9
Service Amenities	10	10	10
Cost Containment	12	12	10
Negative Points	No Maximum		12
Total Points	120	110	0

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: .000%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
 CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
 Project Staff Report
 Qualified Private Activity Tax-Exempt Bond Project
 December 11, 2024**

Palm Villas at Millennium, located at Gerald Ford Drive between Dinah Shore Drive and Technology Drive in Palm Desert on a 6.02 acre site, requested and is being recommended for a reservation of \$3,674,843 in annual federal tax credits and \$10,397,147 in total state tax credits and \$38,133,692 of tax-exempt bond cap to finance the new construction of 121 units of housing, consisting of 120 restricted rental units and 1 unrestricted manager's unit. The project will have 15 one-bedroom units, 75 two-bedroom units, and 31 three-bedroom units, serving families with rents affordable to households earning 30%-60% of area median income (AMI). The construction is expected to begin in June 2025 and be completed in August 2027. The project will be developed by D.L. Horn & Associates, LLC and will be located in Senate District 18 and Assembly District 47.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers.

Project Number CA-24-600

Project Name Palm Villas at Millennium
 Site Address: Gerald Ford Drive between Dinah Shore Drive and Technology Drive
 Palm Desert, CA 92211
 County: Riverside
 Census Tract: 449.22

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$3,674,843	\$10,397,147
Recommended:	\$3,674,843	\$10,397,147

* The applicant made an election to sell (Certificate) all or any portion of the state credits.

Tax-Exempt Bond Allocation
 Recommended: \$38,133,692

CTCAC Applicant Information
 CTCAC Applicant/CDLAC Sponsor: Kingdom Development, Inc.
 Contact: William Leach
 Address: 6451 Box Springs Boulevard
 Riverside, CA 92507
 Phone: 951-538-6244
 Email: william@kingdomdevelopment.net

Bond Financing Information
 CDLAC Applicant/Bond Issuer: CSCDA
 Bond Counsel: Orrick, Herrington & Sutcliffe LLP
 Private Placement Purchaser: Citibank, N.A.

Development Team

General Partner(s) or Principal Owner(s): PC Gerald Ford Developers, LLC
 Kingdom AQ, LLC
 General Partner Type: Joint Venture
 Parent Company(ies): Palm Communities
 Kingdom Development, Inc.
 Developer: D.L. Horn & Associates, LLC
 Investor/Consultant: Boston Financial
 Management Agent: Aperto Property Management, Inc.

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 5
 Total # of Units: 121
 No. / % of Low Income Units: 120 100.00%
 Average Targeted Affordability: 43.05%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt / HUD Section 8 Project-based Vouchers (120 Units - 100%) / American Rescue Plan Act (ARPA)

Information

Housing Type: Large Family
 Geographic Area: Inland Empire Region
 State Ceiling Pool: New Construction
 Set Aside: Homeless Set Aside
 Homeless Set Aside Units: 55
 CDLAC Project Analyst: Jake Salle
 CTCAC Project Analyst: Chris Saenz

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	60	50%
60% AMI:	60	50%

Unit Mix

15 1-Bedroom Units
75 2-Bedroom Units
<u>31 3-Bedroom Units</u>
121 Total Units

<u>Unit Type & Number</u>	<u>2024 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
5 1 Bedroom	30%	\$577
10 1 Bedroom	30%	\$577
45 2 Bedrooms	30%	\$658
30 2 Bedrooms	60%	\$1,294
7 3 Bedrooms	60%	\$1,438
23 3 Bedrooms	60%	\$1,598
1 3 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$2,050,937
Construction Costs	\$49,208,900
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$2,442,629
Soft Cost Contingency	\$500,000
Relocation	\$0
Architectural/Engineering	\$1,238,000
Const. Interest, Perm. Financing	\$7,161,619
Legal Fees	\$860,800
Reserves	\$719,371
Other Costs	\$3,486,545
Developer Fee	\$9,217,834
Commercial Costs	\$0
Total	\$76,886,635

Residential

Construction Cost Per Square Foot:	\$378
Per Unit Cost:	\$635,427
Estimated Hard Per Unit Cost:	\$351,041
True Cash Per Unit Cost*:	\$588,239
Bond Allocation Per Unit:	\$315,154
Bond Allocation Per Restricted Rental Unit:	\$317,781

Construction Financing

Source	Amount
Citibank: Tax-Exempt	\$38,133,692
Citibank: Taxable	\$11,823,249
County of Riverside: ARPA	\$6,700,000
Palm Desert Housing Authority	\$1,965,539
Deferred Costs	\$12,182,984
Tax Credit Equity	\$6,081,171

Permanent Financing

Source	Amount
Citibank: Tax Exempt	\$21,970,188
County of Riverside: ARPA	\$6,700,000
Palm Desert Housing Authority	\$1,965,539
Deferred Developer Fee	\$5,709,766
Tax Credit Equity	\$40,541,142
TOTAL	\$76,886,635

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Requested Eligible Basis:	\$70,670,065
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$91,871,085
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$3,674,843
Total State Credit:	\$10,397,147
Approved Developer Fee (in Project Cost & Eligible Basis):	\$9,217,834
Federal Tax Credit Factor:	\$0.85991
State Tax Credit Factor:	\$0.85991

Except as allowed for projects basing cost on assumed third party debt, the "as if vacant" land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions.

The project will restrict 55 (46%) of the units to serve special needs tenants, consisting of homeless populations.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	10
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	120

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 110.000%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

Dakota, located at 3787 North Blackstone Avenue in Fresno on a 1.36 acre site, requested and is being recommended for a reservation of \$2,585,113 in annual federal tax credits and \$35,875,300 of tax-exempt bond cap to finance the new construction of 114 units of housing, consisting of 113 restricted rental units and 1 unrestricted manager's unit. The project will have 54 one-bedroom units, 30 two-bedroom units, and 30 three-bedroom units, serving families with rents affordable to households earning 30%-60% of area median income (AMI). The construction is expected to begin in May 2025 and be completed in September 2026. The project will be developed by UP Holdings California, LLC and will be located in Senate District 14 and Assembly District 31.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers. The project financing includes state funding from the Infill Infrastructure Grant (IIG) and the Affordable Housing and Sustainable Communities (AHSC) programs of HCD.

Project Number CA-24-601

Project Name Dakota
Site Address: 3787 North Blackstone Avenue
Fresno, CA 93726
County: Fresno
Census Tract: 49.01

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$2,585,113	\$0
Recommended:	\$2,585,113	\$0

Tax-Exempt Bond Allocation
Recommended: \$35,875,300

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Dakota Fresno LP
Contact: Sarah Ritten
Address: 6083 North Figarden Drive #656
Fresno, CA 93722
Phone: 708-207-4983
Email: sarah@upholdings.net

Bond Financing Information
CDLAC Applicant/Bond Issuer: CMFA
Bond Counsel: Jones Hall, A Professional Law Corporation
Private Placement Purchaser: U.S. Bank National Association

Development Team

General Partner(s) or Principal Owner(s): Housing on Merit XXVI LLC
 UP Dakota LLC
 RHCBC Dakota LLC

General Partner Type: Joint Venture

Parent Company(ies): Housing on Merit
 UP Holdings California, LLC
 RHCBC Development LP

Developer: UP Holdings California, LLC

Investor/Consultant: Enterprise Housing Credit Investments

Management Agent: GSF Properties Inc.
 UPA, LLC

Project Information

Construction Type: New Construction

Total # Residential Buildings: 1

Total # of Units: 114

No. / % of Low Income Units: 113 100.00%

Average Targeted Affordability: 48.96%

Federal Set-Aside Elected: 40%/60%

Federal Subsidy: Tax-Exempt / HUD Section 8 Project-based Vouchers (45 Units - 39%)

Information

Housing Type: Large Family

Geographic Area: Central Valley Region

State Ceiling Pool: New Construction

Set Aside: Extremely Low/Very Low Income Set Aside

CDLAC Project Analyst: Erin Deblaquiere

CTCAC Project Analyst: Cynthia Compton

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	30	27%
50% AMI:	32	28%
60% AMI:	51	45%

Unit Mix

54 1-Bedroom Units

30 2-Bedroom Units

30 3-Bedroom Units

114 Total Units

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
8 1 Bedroom	30%	\$495
8 1 Bedroom	30%	\$495
6 2 Bedrooms	30%	\$594
8 3 Bedrooms	30%	\$685
12 1 Bedroom	50%	\$825
5 2 Bedrooms	50%	\$990
15 3 Bedrooms	50%	\$1,143
8 1 Bedroom	60%	\$990
17 1 Bedroom	60%	\$990
19 2 Bedrooms	60%	\$1,160
7 3 Bedrooms	60%	\$1,371
1 1 Bedroom	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$926,702
Construction Costs	\$46,256,051
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$2,310,940
Soft Cost Contingency	\$119,963
Relocation	\$0
Architectural/Engineering	\$2,114,849
Const. Interest, Perm. Financing	\$6,743,340
Legal Fees	\$450,000
Reserves	\$370,477
Other Costs	\$2,633,651
Developer Fee	\$8,400,000
Commercial Costs	\$0
Total	\$70,325,973

Residential

Construction Cost Per Square Foot:	\$355
Per Unit Cost:	\$616,895
Estimated Hard Per Unit Cost:	\$341,171
True Cash Per Unit Cost*:	\$616,895
Bond Allocation Per Unit:	\$314,696
Bond Allocation Per Restricted Rental Unit:	\$317,481

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
US Bank: Tax-Exempt	\$35,875,300	US Bank: Tax-Exempt	\$4,504,099
US Bank: Taxable	\$20,558,226	City of Fresno: HOME	\$3,000,000
City of Fresno: HOME	\$3,000,000	HCD: IIG	\$1,204,947
HCD: IIG	\$1,204,947	HCD: AHSC	\$33,184,957
Developer Contribution	\$4,700,000	Developer Contribution	\$4,700,000
Deferred Developer Fee	\$1,500,000	Deferred Developer Fee	\$1,500,000
Tax Credit Equity	\$3,487,500	Tax Credit Equity	\$22,231,970
		TOTAL	\$70,325,973

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	\$64,686,170
130% High Cost Adjustment:	No
Applicable Fraction:	100.00%
Qualified Basis:	\$64,686,170
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$2,585,113
Approved Developer Fee (in Project Cost & Eligible Basis):	\$8,400,000
Federal Tax Credit Factor:	\$0.86000
State Tax Credit Factor:	\$0.83000

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions: None.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	10
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	120

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 103.630%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

Almond Gardens Apartments, located at 707 - 815 Almond Street in Suisun City on a 3.19 acre site, requested and is being recommended for a reservation of \$2,917,820 in annual federal tax credits and \$5,994,579 in total state tax credits and \$30,276,660 of tax-exempt bond cap to finance the new construction of 97 units of housing, consisting of 96 restricted rental units and 1 unrestricted manager's unit. The project will have 57 two-bedroom units, 30 three-bedroom units, and 10 four-bedroom units, serving tenants with rents affordable to households earning 30%-50% of area median income (AMI). The construction is expected to begin in June 2025 and be completed in January 2027. The project will be developed by Harbor Park, LLC and will be located in Senate District 3 and Assembly District 11.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers.

Project Number CA-24-602

Project Name Almond Gardens Apartments
Site Address: 707 - 815 Almond Street
Suisun City, CA 94585
County: Solano
Census Tract: 2527.02

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$2,917,820	\$5,994,579
Recommended:	\$2,917,820	\$5,994,579

* The applicant made an election to sell (Certificate) all or any portion of the state credits.

Tax-Exempt Bond Allocation
Recommended: \$30,276,660

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Harbor Park, LLC
Applicant for State Credits: Sudie M. Smith Foundation, Inc.
Contact: Camran Nojoomi
Address: 9700 Village Center Drive, Suite 120
Granite Bay , CA 95746
Phone: (707) 803-2816
Email: camran.nojoomi@ashrialc.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: CMFA
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: Citi Community Capital

Development Team

General Partner(s) or Principal Owner(s): Harbor Park, LLC
 Sudie M. Smith Foundation, Inc.
 General Partner Type: Joint Venture
 Parent Company(ies): Harbor Park, LLC
 Sudie M. Smith Foundation, Inc.
 Developer: Harbor Park, LLC
 Investor/Consultant: CREA
 Management Agent: Domus Management Company

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 5
 Total # of Units: 97
 No. / % of Low Income Units: 96 100.00%
 Average Targeted Affordability: 39.99%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt / HUD Section 8 Project-based Vouchers (96 Units - 100%)

Information

Housing Type: Non-Targeted
 Geographic Area: Northern Region
 State Ceiling Pool: New Construction
 Set Aside: Extremely Low/Very Low Income Set Aside
 CDLAC Project Analyst: Erin Deblaquiere
 CTCAC Project Analyst: Cynthia Compton

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	48	50%
50% AMI:	48	50%

Unit Mix

57 2-Bedroom Units
30 3-Bedroom Units
10 4-Bedroom Units
97 Total Units

<u>Unit Type & Number</u>	<u>2024 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
28 2 Bedrooms	30%	\$849
28 2 Bedrooms	50%	\$1,416
15 3 Bedrooms	30%	\$981
15 3 Bedrooms	50%	\$1,635
5 4 Bedrooms	30%	\$1,095
5 4 Bedrooms	50%	\$1,825
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$1,557,898
Construction Costs	\$40,335,644
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$2,009,265
Soft Cost Contingency	\$500,000
Relocation	\$3,120,000
Architectural/Engineering	\$1,000,000
Const. Interest, Perm. Financing	\$5,680,198
Legal Fees	\$350,000
Reserves	\$682,325
Other Costs	\$3,571,723
Developer Fee	\$7,318,947
Commercial Costs	\$0
Total	\$66,126,000

Residential

Construction Cost Per Square Foot:	\$516
Per Unit Cost:	\$681,711
Estimated Hard Per Unit Cost:	\$373,246
True Cash Per Unit Cost*:	\$611,426
Bond Allocation Per Unit:	\$312,131
Bond Allocation Per Restricted Rental Unit:	\$315,382

Construction Financing

<u>Source</u>	<u>Amount</u>
Citibank: Tax-Exempt	\$30,276,660
Citibank: Taxable	\$17,760,623
Suisun City: Land	\$850,000
Impact Fee Waiver	\$1,535,881
Deferred Developer Fee	\$11,183,983
Tax Credit Equity	\$4,518,853

Permanent Financing

<u>Source</u>	<u>Amount</u>
Citibank: Tax-Exempt	\$28,332,648
Suisun City: Land	\$850,000
Impact Fee Waiver	\$1,535,881
Deferred Developer Fee	\$5,281,785
Tax Credit Equity	\$30,125,686
TOTAL	\$66,126,000

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	\$56,111,931
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$72,945,510
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$2,917,820
Total State Credit:	\$5,994,579
Approved Developer Fee (in Project Cost & Eligible Basis):	\$7,318,947
Federal Tax Credit Factor:	\$0.85991
State Tax Credit Factor:	\$0.83992

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions: None.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	9
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	119

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 166.585%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

The project, 4345 Matilija, located at 4345 Matilija Avenue in Los Angeles on a 0.26 acre site, requested and is being recommended for a reservation of \$827,924 in annual federal tax credits and \$10,230,000 of tax-exempt bond cap to finance the new construction of 75 units of housing, consisting of 74 restricted rental units and 1 unrestricted manager's unit. The project will have 75 one-bedroom units, serving tenants with rents affordable to households earning 30%-80% of area median income (AMI). The construction is expected to begin in April 2025 and be completed in August 2026. The project will be developed by HVN Development, LLC and will be located in Senate District 24 and Assembly District 44.

Project Number CA-24-604

Project Name 4345 Matilija
Site Address: 4345 Matilija Avenue
Los Angeles, CA 91423
County: Los Angeles
Census Tract: 1411.02

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$827,924	\$0
Recommended:	\$827,924	\$0

Tax-Exempt Bond Allocation
Recommended: \$10,230,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: HVN Development, LLC
Contact: Tommy Beadel
Address: 7700 Irvine Center Drive, Suite 780
Irvine, CA 92618
Phone: 949-979-0833
Email: tommy@hvndevelopment.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: California Housing Finance Agency
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: KeyBank Real Estate Capital

Development Team
General Partner(s) or Principal Owner(s): HVN 4345 Matilija LLC
Affordable Housing Alliance II, Inc.
General Partner Type: Joint Venture
Parent Company(ies): HVN Holdings GP, LLC
Affordable Housing Alliance II, Inc.
Developer: HVN Development, LLC
Investor/Consultant: Key Community Development Corp.
Management Agent: Aperto Property Management, Inc.

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 75
 No. / % of Low Income Units: 74 100.00%
 Average Targeted Affordability: 57.56%
 Federal Set-Aside Elected: 40%/60% Average Income
 Federal Subsidy: Tax-Exempt

Information

Housing Type: Non-Targeted
 Geographic Area: City of Los Angeles
 State Ceiling Pool: New Construction
 Set Aside: N/A
 CDLAC Project Analyst: Sarah Lester
 CTCAC Project Analyst: Cynthia Compton

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	8	11%
60% AMI:	42	57%
80% AMI*:	16	22%

*CTCAC restricted only

Unit Mix

<u>75 1-Bedroom Units</u>
75 Total Units

<u>Unit Type & Number</u>	<u>2024 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
5 1 Bedroom	30%	\$780
3 1 Bedroom	30%	\$780
7 1 Bedroom	50%	\$1,300
1 1 Bedroom	50%	\$1,300
42 1 Bedroom	60%	\$1,560
3 1 Bedroom	80%	\$1,787
9 1 Bedroom	80%	\$1,787
4 1 Bedroom	80%	\$1,787
1 1 Bedroom	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$2,693,413
Construction Costs	\$10,952,252
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$549,586
Soft Cost Contingency	\$190,000
Relocation	\$0
Architectural/Engineering	\$393,540
Const. Interest, Perm. Financing	\$2,430,911
Legal Fees	\$355,908
Reserves	\$307,566
Other Costs	\$721,829
Developer Fee	\$2,076,731
Commercial Costs	\$0
Total	\$20,671,736

Residential

Construction Cost Per Square Foot:	\$246
Per Unit Cost:	\$275,623
Estimated Hard Per Unit Cost:	\$131,484
True Cash Per Unit Cost*:	\$252,657
Bond Allocation Per Unit:	\$136,400
Bond Allocation Per Restricted Rental Unit:	\$176,379

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
KeyBank: Tax-Exempt	\$10,230,000	KeyBank: Tax-Exempt	\$12,161,000
KeyBank: Recycled Tax-Exempt	\$4,245,000	Seller Carryback	\$1,722,442
Seller Carryback	\$2,475,000	Tax Credit Equity	\$6,788,294
Deferred Costs	\$307,566	TOTAL	\$20,671,736
Deferred Developer Fee	\$1,661,384		
Tax Credit Equity	\$1,752,786		

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	\$15,921,607
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$20,698,089
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$827,924
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,076,731
Federal Tax Credit Factor:	\$0.81992

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

This project's annual per unit operating expense total is below the CTCAC published per unit operating minimum of \$6,300. As allowed by CTCAC Regulation Section 10327(g)(1), CTCAC approves an annual per unit operating expense total of \$5,359 on the agreement of the permanent lender and equity investor.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC’s Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	9
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	119

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 153.211%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

The project, 3981 Meier, located at 3981 Meier Street in Los Angeles on a 0.27 acre site, requested and is being recommended for a reservation of \$871,550 in annual federal tax credits and \$10,900,000 of tax-exempt bond cap to finance the new construction of 75 units of housing, consisting of 74 restricted rental units and 1 unrestricted manager's unit. The project will have 75 one-bedroom units, serving tenants with rents affordable to households earning 30%-80% of area median income (AMI). The construction is expected to begin in April 2025 and be completed in August 2026. The project will be developed by HVN Development, LLC and will be located in Senate District 28 and Assembly District 55.

Project Number CA-24-605

Project Name 3981 Meier
Site Address: 3981 Meier Street
Los Angeles, CA 90066
County: Los Angeles
Census Tract: 2722.02

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$871,550	\$0
Recommended:	\$871,550	\$0

Tax-Exempt Bond Allocation
Recommended: \$10,900,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: HVN Development, LLC
Contact: Tommy Beadel
Address: 7700 Irvine Center Drive, Suite 780
Irvine, CA 92618
Phone: 949-979-0833
Email: tommy@hvndevelopment.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: California Housing Finance Agency
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: Key Bank

Development Team
General Partner(s) or Principal Owner(s): HVN 3981 Meier LLC
Integrity Housing
General Partner Type: Joint Venture
Parent Company(ies): HVN Holdings GP, LLC
Affordable Housing Alliance II, Inc.
Developer: HVN Development, LLC
Investor/Consultant: Key Community Development Corp.
Management Agent: Aperto Property Management, Inc.

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 75
 No. / % of Low Income Units: 74 100.00%
 Average Targeted Affordability: 60.00%
 Federal Set-Aside Elected: 40%/60% Average Income
 Federal Subsidy: Tax-Exempt

Information

Housing Type: Non-Targeted
 Geographic Area: City of Los Angeles
 State Ceiling Pool: New Construction
 Set Aside: N/A
 CDLAC Project Analyst: Anthony Wey
 CTCAC Project Analyst: Cynthia Compton

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	8	11%
50% AMI:	8	11%
60% AMI:	42	57%
80% AMI*:	16	22%

*CTCAC restricted only

Unit Mix

<u>75 1-Bedroom Units</u>
75 Total Units

<u>Unit Type & Number</u>	<u>2024 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
1 1 Bedroom	30%	\$780
4 1 Bedroom	30%	\$780
3 1 Bedroom	30%	\$780
4 1 Bedroom	50%	\$1,300
4 1 Bedroom	50%	\$1,300
12 1 Bedroom	60%	\$1,560
29 1 Bedroom	60%	\$1,560
1 1 Bedroom	60%	\$1,560
16 1 Bedroom	80%	\$2,080
1 1 Bedroom	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$3,059,725
Construction Costs	\$11,644,554
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$584,201
Soft Cost Contingency	\$225,000
Relocation	\$0
Architectural/Engineering	\$333,960
Const. Interest, Perm. Financing	\$2,471,040
Legal Fees	\$363,260
Reserves	\$307,579
Other Costs	\$750,065
Developer Fee	\$2,186,163
Commercial Costs	\$0
Total	\$21,925,547

Residential

Construction Cost Per Square Foot:	\$250
Per Unit Cost:	\$292,341
Estimated Hard Per Unit Cost:	\$140,031
True Cash Per Unit Cost*:	\$267,640
Bond Allocation Per Unit:	\$145,333
Bond Allocation Per Restricted Rental Unit:	\$187,931

Construction Financing

Source	Amount
KeyBank: Tax-Exempt	\$10,900,000
KeyBank: Recycled Tax-Exempt	\$3,675,000
Seller Carryback	\$3,000,000
Deferred Costs	\$307,579
Deferred Developer Fee	\$1,749,840
Tax Credit Equity	\$2,293,128

Permanent Financing

Source	Amount
KeyBank: Tax-Exempt	\$12,927,000
Seller Carryback	\$1,852,552
Tax Credit Equity	\$7,145,995
TOTAL	\$21,925,547

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	\$16,760,586
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$21,788,762
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$871,550
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,186,163
Federal Tax Credit Factor:	\$0.81992

Except as allowed for projects basing cost on assumed third party debt, the "as if vacant" land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

This project's annual per unit operating expense total is below the CTCAC published per unit operating minimum of \$6,300. As allowed by CTCAC Regulation Section 10327(g)(1), CTCAC approves an annual per unit operating expense total of \$5,368 on the agreement of the permanent lender and equity investor.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	9
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	119

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 149.902%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
 CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
 Project Staff Report
 Qualified Private Activity Tax-Exempt Bond Project
 December 11, 2024**

The project, 3412 Victoria, located at 3412 Victoria Avenue in Los Angeles on a 0.21 acre site, requested and is being recommended for a reservation of \$684,732 in annual federal tax credits and \$8,150,000 of tax-exempt bond cap to finance the new construction of 58 units of housing, consisting of 57 restricted rental units and 1 unrestricted manager's unit. The project will have 50 one-bedroom units, and 8 two-bedroom units, serving tenants with rents affordable to households earning 30%-80% of area median income (AMI). The construction is expected to begin in April 2025 and be completed in August 2026. The project will be developed by HVN Development, LLC and will be located in Senate District 28 and Assembly District 55.

Project Number CA-24-606

Project Name 3412 Victoria
 Site Address: 3412 Victoria Avenue
 Los Angeles, CA 90016
 County: Los Angeles
 Census Tract: 2200.00

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$684,732	\$0
Recommended:	\$684,732	\$0

Tax-Exempt Bond Allocation
 Recommended: \$8,150,000

CTCAC Applicant Information
 CTCAC Applicant/CDLAC Sponsor: 3412 Victoria, LP
 Contact: Tommy Beadel
 Address: 7700 Irvine Center Drive, Suite 780
 Irvine, CA 92618
 Phone: 949-979-0833
 Email: tommy@hvndevelopment.com

Bond Financing Information
 CDLAC Applicant/Bond Issuer: California Housing Finance Agency
 Bond Counsel: Orrick, Herrington & Sutcliffe LLP
 Private Placement Purchaser: KeyBank Real Estate Capital

Development Team
 General Partner(s) or Principal Owner(s): HVN 3412 Victoria LLC
 Affordable Housing Alliance II, Inc. dba
 General Partner Type: Joint Venture
 Parent Company(ies): HVN Holdings GP, LLC
 Affordable Housing Alliance II, Inc.
 Developer: HVN Development, LLC
 Investor/Consultant: Veloce Partners
 Management Agent: Aperto Property Management, Inc.

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 58
 No. / % of Low Income Units: 57 100.00%
 Average Targeted Affordability: 56.82%
 Federal Set-Aside Elected: 40%/60% Average Income
 Federal Subsidy: Tax-Exempt

Information

Housing Type: Non-Targeted
 Geographic Area: City of Los Angeles
 State Ceiling Pool: New Construction
 Set Aside: N/A
 CDLAC Project Analyst: Sarah Lester
 CTCAC Project Analyst: Sopida Steinwert

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	6	11%
50% AMI:	6	11%
60% AMI:	33	58%
80% AMI*:	12	21%

*CTCAC restricted only

Unit Mix

50 1-Bedroom Units
8 2-Bedroom Units
 58 Total Units

<u>Unit Type & Number</u>	<u>2024 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
5 1 Bedroom	30%	\$780
5 1 Bedroom	50%	\$1,300
6 1 Bedroom	60%	\$1,560
5 1 Bedroom	60%	\$1,560
22 1 Bedroom	60%	\$1,560
3 1 Bedroom	80%	\$1,719
4 1 Bedroom	80%	\$1,719
1 2 Bedrooms	30%	\$936
1 2 Bedrooms	50%	\$1,560
3 2 Bedrooms	80%	\$1,973
2 2 Bedrooms	80%	\$1,973
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$1,701,850
Construction Costs	\$8,911,255
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$447,537
Soft Cost Contingency	\$190,000
Relocation	\$0
Architectural/Engineering	\$275,538
Const. Interest, Perm. Financing	\$2,084,522
Legal Fees	\$402,026
Reserves	\$245,573
Other Costs	\$692,138
Developer Fee	\$1,713,864
Commercial Costs	\$0
Total	\$16,664,303

Residential

Construction Cost Per Square Foot:	\$269
Per Unit Cost:	\$287,316
Estimated Hard Per Unit Cost:	\$137,440
True Cash Per Unit Cost*:	\$285,590
Bond Allocation Per Unit:	\$140,517
Bond Allocation Per Restricted Rental Unit:	\$181,111

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
KeyBank: Tax-Exempt	\$8,150,000	KeyBank: Tax-Exempt	\$8,150,000
KeyBank: Recycled Tax-Exempt	\$3,850,000	KeyBank: Recycled Tax-Exempt	\$1,150,000
General Partner Loan	\$1,650,000	General Partner Loan	\$1,650,000
Deferred Costs	\$245,573	Deferred Developer Fee	\$100,065
Deferred Developer Fee	\$1,371,091	Tax Credit Equity	\$5,614,238
Tax Credit Equity	\$1,397,639	TOTAL	\$16,664,303

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	\$13,167,917
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$17,118,292
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$684,732
Approved Developer Fee (in Project Cost & Eligible Basis):	\$1,713,864
Federal Tax Credit Factor:	\$0.81992

Except as allowed for projects basing cost on assumed third party debt, the "as if vacant" land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

This Project's annual per unit operating expense total is below the CTCAC published per unit operating minimums of \$6,300. As allowed by CTCAC Regulation Section 10327(g)(1), CTCAC approves an annual per unit operating expense total of \$5,535 on agreement of the permanent lender.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC’s Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	9
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	119

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 147.689%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

The project, 5625 Case, located at 5625 Case Avenue in Los Angeles on a 0.37 acre site, requested and is being recommended for a reservation of \$851,100 in annual federal tax credits and \$10,270,000 of tax-exempt bond cap to finance the new construction of 70 units of housing, consisting of 69 restricted rental units and 1 unrestricted manager's unit. The project will have 22 one-bedroom units, and 48 two-bedroom units, serving tenants with rents affordable to households earning 30%-80% of area median income (AMI). The construction is expected to begin in April 2025 and be completed in August 2026. The project will be developed by HVN Development, LLC and will be located in Senate District 20 and Assembly District 44.

Project Number CA-24-607

Project Name 5625 Case
Site Address: 5625 Case Avenue
Los Angeles, CA 91601
County: Los Angeles
Census Tract: 1242.04

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$851,100	\$0
Recommended:	\$851,100	\$0

Tax-Exempt Bond Allocation
Recommended: \$10,270,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: 5625 Case LP
Contact: Tommy Beadel
Address: 7700 Irvine Center Drive, Suite 780
Irvine, CA 92618
Phone: 949-979-0833
Email: tommy@hvndevelopment.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: California Housing Finance Agency
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: KeyBank

Development Team
General Partner(s) or Principal Owner(s): HVN 5625 Case LLC
Affordable Housing Alliance II, Inc. dba Integrity Housing
General Partner Type: Joint Venture
Parent Company(ies): HVN Holdings GP, LLC
Affordable Housing Alliance II, Inc.
Developer: HVN Development, LLC
Investor/Consultant: Veloce Partners
Management Agent: Aperto Property Management, Inc.

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 70
 No. / % of Low Income Units: 69 100.00%
 Average Targeted Affordability: 56.86%
 Federal Set-Aside Elected: 40%/60% Average Income
 Federal Subsidy: Tax-Exempt

Information

Housing Type: Non-Targeted
 Geographic Area: City of Los Angeles
 State Ceiling Pool: New Construction
 Set Aside: N/A
 CDLAC Project Analyst: Jake Salle
 CTCAC Project Analyst: Dianne Myers

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	7	10%
50% AMI:	7	10%
60% AMI:	41	59%
80% AMI*:	14	20%

*CTCAC restricted only

Unit Mix

22 1-Bedroom Units
 48 2-Bedroom Units

 70 Total Units

<u>Unit Type & Number</u>	<u>2024 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
2 1 Bedroom	30%	\$780
2 1 Bedroom	50%	\$1,300
4 1 Bedroom	60%	\$1,560
8 1 Bedroom	60%	\$1,560
2 1 Bedroom	60%	\$1,560
4 1 Bedroom	80%	\$1,995
3 2 Bedrooms	30%	\$936
2 2 Bedrooms	30%	\$936
5 2 Bedrooms	50%	\$1,560
22 2 Bedrooms	60%	\$1,869
4 2 Bedrooms	60%	\$1,869
1 2 Bedrooms	60%	\$1,869
2 2 Bedrooms	80%	\$1,869
8 2 Bedrooms	80%	\$1,869
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$2,317,250
Construction Costs	\$10,072,027
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$1,007,203
Soft Cost Contingency	\$201,000
Relocation	\$0
Architectural/Engineering	\$789,685
Const. Interest, Perm. Financing	\$3,106,868
Legal Fees	\$343,417
Reserves	\$318,974
Other Costs	\$687,031
Developer Fee	\$2,134,867
Commercial Costs	\$0
Total	\$20,978,322

Residential

Construction Cost Per Square Foot:	\$241
Per Unit Cost:	\$299,690
Estimated Hard Per Unit Cost:	\$129,275
True Cash Per Unit Cost*:	\$287,547
Bond Allocation Per Unit:	\$146,714
Bond Allocation Per Restricted Rental Unit:	\$158,000

Construction Financing

Source	Amount
KeyBank: Tax-Exempt	\$10,270,000
KeyBank: Recycled Tax-Exempt	\$6,730,000
Deferred Reserves	\$318,974
Deferred Developer Fee	\$1,707,894
Tax Credit Equity	\$1,951,454

Permanent Financing

Source	Amount
KeyBank: Tax-Exempt	\$13,150,000
Deferred Developer Fee	\$850,000
Tax Credit Equity	\$6,978,322
TOTAL	\$20,978,322

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	\$16,367,315
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$21,277,510
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$851,100
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,134,867
Federal Tax Credit Factor:	\$0.81992

Except as allowed for projects basing cost on assumed third party debt, the "as if vacant" land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

This Project's annual per unit operating expense total is below the CTCAC published per unit operating minimums of \$6,300. As allowed by CTCAC Regulation Section 10327(g)(1), CTCAC approves an annual per unit operating expense total of \$5,507 on agreement of the permanent lender and equity investor.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	9
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	119

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 172.193%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

The project, 5749 Brynhurst, located at 5749 Brynhurst Avenue in Los Angeles on a 0.32 acre site, requested and is being recommended for a reservation of \$504,699 in annual federal tax credits and \$8,065,000 of tax-exempt bond cap to finance the new construction of 53 units of housing, consisting of 52 restricted rental units and 1 unrestricted manager's unit. The project will have 4 one-bedroom units, 38 two-bedroom units, and 11 three-bedroom units, serving tenants with rents affordable to households earning 30%-80% of area median income (AMI). The construction is expected to begin in April 2025 and be completed in August 2026. The project will be developed by HVN Development, LLC and will be located in Senate District 28 and Assembly District 55.

Project Number CA-24-608

Project Name 5749 Brynhurst
Site Address: 5749 Brynhurst Avenue
Los Angeles, CA 90043
County: Los Angeles
Census Tract: 2346.00

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$504,699	\$0
Recommended:	\$504,699	\$0

Tax-Exempt Bond Allocation
Recommended: \$8,065,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: 5749 Brynhurst LP
Contact: Tommy Beadel
Address: 7700 Irvine Center Drive, Suite 780
Irvine, CA 92618
Phone: 949-979-0833
Email: tommy@hvndevelopment.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: California Housing Finance Agency
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: KeyBank Community Development Lending

Development Team
General Partner(s) or Principal Owner(s): HVN 5749 Brynhurst LLC
Affordable Housing Alliance II, Inc. dba Integrity Housing
General Partner Type: Joint Venture
Parent Company(ies): HVN Holdings GP, LLC
Affordable Housing Alliance II, Inc.
Developer: HVN Development, LLC
Investor/Consultant: Veloce Partners
Management Agent: Aperto Property Management, Inc.

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 53
 No. / % of Low Income Units: 52 100.00%
 Average Targeted Affordability: 50.97%
 Federal Set-Aside Elected: 40%/60% Average Income
 Federal Subsidy: Tax-Exempt

Information

Housing Type: Non-Targeted
 Geographic Area: City of Los Angeles
 State Ceiling Pool: New Construction
 Set Aside: N/A
 CDLAC Project Analyst: Jake Salle
 CTCAC Project Analyst: Dianne Myers

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	6	12%
50% AMI:	6	12%
60% AMI:	28	54%
80% AMI*:	12	23%

*CTCAC restricted only

Unit Mix

4 1-Bedroom Units
38 2-Bedroom Units
11 3-Bedroom Units
<u>53 Total Units</u>

<u>Unit Type & Number</u>	<u>2024 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
4 1 Bedroom	60%	\$1,396
3 2 Bedrooms	30%	\$936
1 2 Bedrooms	30%	\$936
4 2 Bedrooms	50%	\$1,560
17 2 Bedrooms	60%	\$1,724
7 2 Bedrooms	60%	\$1,724
5 2 Bedrooms	80%	\$1,724
2 3 Bedrooms	30%	\$1,081
2 3 Bedrooms	50%	\$1,803
4 3 Bedrooms	80%	\$1,820
3 3 Bedrooms	80%	\$1,820
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$2,058,615
Construction Costs	\$8,437,136
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$423,831
Soft Cost Contingency	\$190,000
Relocation	\$0
Architectural/Engineering	\$304,932
Const. Interest, Perm. Financing	\$2,383,738
Legal Fees	\$328,991
Reserves	\$232,302
Other Costs	\$562,485
Developer Fee	\$1,645,758
Commercial Costs	\$0
Total	\$16,567,788

Residential

Construction Cost Per Square Foot:	\$208
Per Unit Cost:	\$312,600
Estimated Hard Per Unit Cost:	\$142,123
True Cash Per Unit Cost*:	\$289,681
Bond Allocation Per Unit:	\$152,170
Bond Allocation Per Restricted Rental Unit:	\$155,096

Construction Financing

Source	Amount
KeyBank: Tax-Exempt	\$8,065,000
KeyBank: Recycled Tax-Exempt	\$5,435,000
General Partner Loan	\$1,800,000
Deferred Reserves	\$53,018
Deferred Developer Fee	\$1,214,670
Tax Credit Equity	\$100

Permanent Financing

Source	Amount
KeyBank: Tax-Exempt	\$9,415,000
General Partner Loan	\$1,800,000
Deferred Developer Fee	\$1,214,670
Tax Credit Equity	\$4,138,118
TOTAL	\$16,567,788

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	\$12,617,479
130% High Cost Adjustment:	No
Applicable Fraction:	100.00%
Qualified Basis:	\$12,617,479
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$504,699
Approved Developer Fee (in Project Cost & Eligible Basis):	\$1,645,758
Federal Tax Credit Factor:	\$0.81992

Except as allowed for projects basing cost on assumed third party debt, the "as if vacant" land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

This Project's annual per unit operating expense total is below the CTCAC published per unit operating minimums of \$6,300. As allowed by CTCAC Regulation Section 10327(g)(1), CTCAC approves an annual per unit operating expense total of \$5,596 on agreement of the permanent lender and equity investor.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	9
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	119

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 187.259%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

The project, 8911 Ramsgate, located at 8911 Ramsgate Avenue in Los Angeles on a 0.32 acre site, requested and is being recommended for a reservation of \$878,703 in annual federal tax credits and \$10,600,000 of tax-exempt bond cap to finance the new construction of 77 units of housing, consisting of 76 restricted rental units and 1 unrestricted manager's unit. The project will have 53 one-bedroom units, and 24 two-bedroom units, serving tenants with rents affordable to households earning 30%-80% of area median income (AMI). The construction is expected to begin in April 2025 and be completed in August 2026. The project will be developed by HVN Development, LLC and will be located in Senate District 28 and Assembly District 61.

Project Number CA-24-609

Project Name 8911 Ramsgate
Site Address: 8911 Ramsgate Avenue
Los Angeles, CA 90045
County: Los Angeles
Census Tract: 2772.00

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$878,703	\$0
Recommended:	\$878,703	\$0

Tax-Exempt Bond Allocation
Recommended: \$10,600,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: HVN Development, LLC
Contact: Tommy Beadel
Address: 7700 Irvine Center Drive, Suite 780
Irvine, CA 92618
Phone: 949-979-0833
Email: tommy@hvndevelopment.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: California Housing Finance Agency
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: KeyBank Community Development Lending

Development Team
General Partner(s) or Principal Owner(s): HVN 8911 Ramsgate LLC
Affordable Housing Alliance II, Inc. dba Integrity
Housing, sole member of to be formed LLC MGP

General Partner Type: Joint Venture
Parent Company(ies): HVN Holdings GP, LLC
Affordable Housing Alliance II, Inc.

Developer: HVN Development, LLC
Investor/Consultant: Veloce Partners
Management Agent: Aperto Property Management, Inc.

Project Information

Construction Type:	New Construction	
Total # Residential Buildings:	1	
Total # of Units:	77	
No. / % of Low Income Units:	76	100.00%
Average Targeted Affordability:	58.56%	
Federal Set-Aside Elected:	40%/60% Average Income	
Federal Subsidy:	Tax-Exempt	

Information

Housing Type:	Non-Targeted
Geographic Area:	City of Los Angeles
State Ceiling Pool:	New Construction
Set Aside:	N/A
CDLAC Project Analyst:	Brandon Medina
CTCAC Project Analyst:	Dianne Myers

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	8	11%
50% AMI:	8	11%
60% AMI:	44	58%
80% AMI*:	16	21%

*CTCAC restricted only

Unit Mix

53 1-Bedroom Units
<u>24 2-Bedroom Units</u>
77 Total Units

<u>Unit Type & Number</u>	<u>2024 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
5 1 Bedroom	30%	\$780
5 1 Bedroom	50%	\$1,300
5 1 Bedroom	60%	\$1,560
5 1 Bedroom	60%	\$1,560
4 1 Bedroom	60%	\$1,560
5 1 Bedroom	60%	\$1,560
1 1 Bedroom	60%	\$1,560
9 1 Bedroom	60%	\$1,560
4 1 Bedroom	60%	\$1,560
1 1 Bedroom	80%	\$1,822
4 1 Bedroom	80%	\$1,822
5 1 Bedroom	80%	\$1,822
1 2 Bedrooms	30%	\$936
2 2 Bedrooms	30%	\$936
3 2 Bedrooms	50%	\$1,560
4 2 Bedrooms	60%	\$1,872
5 2 Bedrooms	60%	\$1,872
2 2 Bedrooms	60%	\$1,872
2 2 Bedrooms	80%	\$2,441
4 2 Bedrooms	80%	\$2,441
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$2,386,225
Construction Costs	\$11,011,887
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$994,623
Soft Cost Contingency	\$250,000
Relocation	\$0
Architectural/Engineering	\$321,321
Const. Interest, Perm. Financing	\$2,978,439
Legal Fees	\$355,011
Reserves	\$333,490
Other Costs	\$719,540
Developer Fee	\$2,204,105
Commercial Costs	\$0
Total	\$21,554,641

Residential

Construction Cost Per Square Foot:	\$237
Per Unit Cost:	\$279,930
Estimated Hard Per Unit Cost:	\$129,995
True Cash Per Unit Cost*:	\$273,697
Bond Allocation Per Unit:	\$137,662
Bond Allocation Per Restricted Rental Unit:	\$176,667

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
KeyBank: Tax-Exempt	\$10,600,000	KeyBank: Tax-Exempt	\$13,870,000
KeyBank: Recycled Tax-Exempt	\$7,250,000	Deferred Developer Fee	\$479,999
Deferred Reserves	\$333,490	Tax Credit Equity	\$7,204,642
Deferred Developer Fee	\$1,553,898	TOTAL	\$21,554,641
Tax Credit Equity	\$1,817,253		

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	\$16,898,143
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$21,967,586
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$878,703
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,204,105
Federal Tax Credit Factor:	\$0.81992

Except as allowed for projects basing cost on assumed third party debt, the "as if vacant" land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

This Project's annual per unit operating expense total is below the CTCAC published per unit operating minimums of \$6,300. As allowed by CTCAC Regulation Section 10327(g)(1), CTCAC approves an annual per unit operating expense total of \$5,458 on agreement of the permanent lender and investor.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	9
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	119

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 174.055%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

Monarch Hillside Affordable Apartments, located at 4850 Market Street in San Diego on a 5.7 acre site, requested and is being recommended for a reservation of \$1,264,581 in annual federal tax credits and \$13,500,000 of tax-exempt bond cap to finance the new construction of 51 units of housing, consisting of 50 restricted rental units and 1 unrestricted manager's unit. The project will have 21 one-bedroom units, 25 two-bedroom units, and 5 three-bedroom units, serving tenants with rents affordable to households earning 30%-50% of area median income (AMI). The construction is expected to begin in April 2025 and be completed in October 2027. The project will be developed by Monarch Group & Klein Financial Corp and will be located in Senate District 39 and Assembly District 79.

Project Number CA-24-615

Project Name Monarch Hillside Affordable Apartments
Site Address: 4850 Market Street
San Diego, CA 92102
County: San Diego
Census Tract: 34.04

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,264,581	\$0
Recommended:	\$1,264,581	\$0

Tax-Exempt Bond Allocation
Recommended: \$13,500,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Monarch Hillside Affordable Partners, LP
Contact: Erik Schraner
Address: 7727 Herschel Avenue
La Jolla, CA 92037
Phone: 619-251-8200
Email: eschraner@monarchgroup.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: California Housing Finance Agency
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: Walker & Dunlop

Development Team

General Partner(s) or Principal Owner(s): Monarch Hillside GP, LLC
 AOF LA MGP LLC
 General Partner Type: Joint Venture
 Parent Company(ies): Klein Financial Corporation/Monarch Hillside, LLC
 AOF/Pacific Affordable Housing Corp
 Developer: Monarch Group & Klein Financial Corp
 Investor/Consultant: Walker & Dunlop Affordable Equity
 Management Agent: Greystar Management Services, LLC

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 5
 Total # of Units: 51
 No. / % of Low Income Units: 50 100.00%
 Average Targeted Affordability: 48.00%
 Federal Set-Aside Elected: 20%/50%
 Federal Subsidy: Tax-Exempt

Information

Housing Type: Non-Targeted
 Geographic Area: San Diego County
 State Ceiling Pool: New Construction
 Set Aside: N/A
 CDLAC Project Analyst: Danielle Stevenson
 CTCAC Project Analyst: Jacob Couch

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	5	10%
50% AMI:	45	90%

Unit Mix

21 1-Bedroom Units
25 2-Bedroom Units
5 3-Bedroom Units
<u>51 Total Units</u>

<u>Unit Type & Number</u>	<u>2024 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
4 1 Bedroom	30%	\$852
1 1 Bedroom	30%	\$852
15 1 Bedroom	50%	\$1,420
22 2 Bedrooms	50%	\$1,705
3 2 Bedrooms	50%	\$1,705
5 3 Bedrooms	50%	\$1,970
1 1 Bedroom	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$0
Construction Costs	\$15,990,820
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$762,513
Soft Cost Contingency	\$327,782
Relocation	\$0
Architectural/Engineering	\$741,446
Const. Interest, Perm. Financing	\$1,938,547
Legal Fees	\$71,687
Reserves	\$202,808
Other Costs	\$1,896,991
Developer Fee	\$3,150,000
Commercial Costs	\$0
Total	\$25,082,594

Residential

Construction Cost Per Square Foot:	\$342
Per Unit Cost:	\$491,816
Estimated Hard Per Unit Cost:	\$265,360
True Cash Per Unit Cost*:	\$479,070
Bond Allocation Per Unit:	\$264,706
Bond Allocation Per Restricted Rental Unit:	\$270,000

Construction Financing

Source	Amount
Walker & Dunlop: Tax-Exempt	\$13,000,000
W&D: Recycled Tax-Exempt	\$2,600,000
W&D: Bridge Loan	\$8,293,655
Deferred Developer Fee	\$650,000
Tax Credit Equity	\$538,939

Permanent Financing

Source	Amount
Walker & Dunlop (W&D): Tax-Exempt	\$9,500,000
W&D: Recycled Tax-Exempt	\$2,600,000
Sponsor Loan	\$1,583,655
Deferred Developer Fee	\$650,000
Tax Credit Equity	\$10,748,939
TOTAL	\$25,082,594

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	\$24,318,864
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$31,614,523
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$1,264,581
Approved Developer Fee (in Project Cost & Eligible Basis):	\$3,150,000
Federal Tax Credit Factor:	\$0.85000

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

The project includes 51 parking spaces with an estimated cost to build of \$178,500. Staff confirmed this cost is excluded from the project's eligible basis, as tenants will be charged for parking.

The current legal description is part of a larger site and the project site's parcel (legal description and APN) have not yet been finalized. The project includes 50 low-income units and 1 manager's unit, scattered amongst a larger market-rate project to include 249 total units. The LIHTC project must be legally separated from the market-rate project. The legal description and APN for CA-24-615 must be completed as part of the placed in service package.

This project is an air rights project that will share community space with the market-rate project located in the same building. Common areas will be shared in accordance with the reciprocal easement agreement, and the cost will be allocated accordingly to the affordable project.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	9
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	119

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 128.689%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

Pleasant View Apartments, located at 3555 North Pleasant Avenue in Fresno on a 3.72 acre site, requested and is being recommended for a reservation of \$1,158,372 in annual federal tax credits and \$13,900,000 of tax-exempt bond cap to finance the acquisition & rehabilitation of 60 units of housing, consisting of 59 restricted rental units and 1 unrestricted manager's unit. The project has 10 one-bedroom units, 25 two-bedroom units, 15 three-bedroom units, and 10 four-bedroom units, serving tenants with rents affordable to households earning 30%-60% of area median income (AMI). The construction is expected to begin in June 2025 and be completed in June 2026. The project will be developed by American Community Developers, Inc. and is located in Senate District 14 and Assembly District 31.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Contract.

Project Number CA-24-617

Project Name Pleasant View Apartments
Site Address: 3555 North Pleasant Avenue
Fresno, CA 93705
County: Fresno
Census Tract: 47.04

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,158,372	\$0
Recommended:	\$1,158,372	\$0

Tax-Exempt Bond Allocation
Recommended: \$13,900,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Pleasant View 2024 Limited Partnership
Contact: Derek M. Skrzynski
Address: 20250 Harper Avenue
Detroit, MI 48225
Phone: 760-448-5510
Email: derek@acdmail.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: California Municipal Finance Agency
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Public Sale: Rated
Underwriter: The Sturges Company
Rating: AAA/VMIG1

Development Team

General Partner(s) or Principal Owner(s): AOF Cameron Villa LLC
 American Community Developers, Inc.
 General Partner Type: Joint Venture
 Parent Company(ies): AOF/Pacific Affordable Housing Corp.
 American Community Developers, Inc.
 Developer: American Community Developers, Inc.
 Investor/Consultant: CREA
 Management Agent: Independent Management Services

Project Information

Construction Type: Acquisition & Rehabilitation
 Total # Residential Buildings: 10
 Total # of Units: 60
 No. / % of Low Income Units: 59 100.00%
 Average Targeted Affordability: 50.00%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt / HUD Section 8 Project-based Contract (60 Units - 100%)
 / HUD Green and Resilient Retrofit Program (GRRP) / HUD 221(d)(4)

Information

Housing Type: Non-Targeted
 Geographic Area: Central Valley Region
 Set Aside: N/A
 CDLAC Project Analyst: Amit Sarang
 CTCAC Project Analyst: Sopida Steinwert

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	7	12%
40% AMI:	11	19%
50% AMI:	16	27%
60% AMI:	25	42%

Unit Mix

10 1-Bedroom Units
25 2-Bedroom Units
15 3-Bedroom Units
10 4-Bedroom Units
60 Total Units

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
1 1 Bedroom	30%	\$495
2 1 Bedroom	40%	\$660
3 1 Bedroom	50%	\$825
3 1 Bedroom	60%	\$990
3 2 Bedrooms	30%	\$594
6 2 Bedrooms	40%	\$792
6 2 Bedrooms	50%	\$990
10 2 Bedrooms	60%	\$1,188
2 3 Bedrooms	30%	\$685
2 3 Bedrooms	40%	\$914
4 3 Bedrooms	50%	\$1,143
7 3 Bedrooms	60%	\$1,371
1 4 Bedrooms	30%	\$765
1 4 Bedrooms	40%	\$1,020
3 4 Bedrooms	50%	\$1,275
5 4 Bedrooms	60%	\$1,530
1 1 Bedroom	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$14,572,000
Construction Costs	\$0
Rehabilitation Costs	\$7,299,232
Construction Hard Cost Contingency	\$725,153
Soft Cost Contingency	\$55,000
Relocation	\$357,000
Architectural/Engineering	\$160,785
Const. Interest, Perm. Financing	\$1,666,286
Legal Fees	\$150,700
Reserves	\$441,965
Other Costs	\$193,999
Developer Fee	\$3,378,318
Commercial Costs	\$0
Total	\$29,000,438

Residential

Construction Cost Per Square Foot:	\$126
Per Unit Cost:	\$483,341
Estimated Hard Per Unit Cost:	\$105,148
True Cash Per Unit Cost*:	\$448,780
Bond Allocation Per Unit:	\$231,667
Bond Allocation Per Restricted Rental Unit:	\$235,593

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
TSC ¹ : Tax-Exempt	\$13,900,000	Berkadia: HUD 221(d)(4)	\$13,250,000
HUD: GRRP	\$3,600,000	HUD: GRRP	\$3,600,000
Tax Credit Equity	\$7,053,780	Deferred Developer Fee	\$2,073,609
		Tax Credit Equity	\$10,076,829
		TOTAL	\$29,000,438

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

¹The Sturges Company

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	\$10,196,238
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	\$15,704,201
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$13,255,109
Qualified Basis (Acquisition):	\$15,704,201
Applicable Rate:	4.00%
Maximum Annual Federal Credit, Rehabilitation:	\$530,204
Maximum Annual Federal Credit, Acquisition:	\$628,168
Total Maximum Annual Federal Credit:	\$1,158,372
Approved Developer Fee (in Project Cost & Eligible Basis):	\$3,378,318
Federal Tax Credit Factor:	\$0.86991

Except as allowed for projects basing cost on assumed third party debt, the "as if vacant" land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

The reservation of tax credits is contingent upon verification of the rental subsidy annual amount, number of units receiving assistance, term, and expiration date by the bond issuance deadline.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	20
New Construction Density and Local Incentives	10	0	0
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	0
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	0
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	110

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 159.119%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

U.S.VETS-WLAVA Building 300, located at 11410 Patton Avenue in Los Angeles on a 2.05 acre site, requested and is being recommended for a reservation of \$2,218,421 in annual federal tax credits and \$23,305,313 of tax-exempt bond cap to finance the new construction & adaptive reuse of 44 units of housing, consisting of 43 restricted rental units and 1 unrestricted manager's unit. The project will have 15 studio units, 25 one-bedroom units, and 4 two-bedroom units, serving special needs tenants with rents affordable to households earning 30%-50% of area median income (AMI). The rehabilitation is expected to begin in June 2025 and be completed in June 2027. The project will be developed by U.S.VETS Housing Corporation and will be located in Senate District 24 and Assembly District 42.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers. The project financing includes state funding from the Veterans Housing and Homelessness Prevention (VHHP) program of HCD.

Project Number CA-24-622

Project Name U.S.VETS-WLAVA Building 300
Site Address: 11410 Patton Avenue
Los Angeles, CA 90049
County: Los Angeles
Census Tract: 9800

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$2,218,421	\$0
Recommended:	\$2,218,421	\$0

Tax-Exempt Bond Allocation
Recommended: \$23,305,313

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: U.S.VETS-WLAVA Building 300, LLC
Contact: Lori Allgood
Address: 800 West 6th Street, Suite 1505
Los Angeles, CA 90017
Phone: 213-610-7649
Email: lallgood@usvets.org

Bond Financing Information
CDLAC Applicant/Bond Issuer: California Housing Finance Agency
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: Citibank, N.A.

Development Team

General Partner(s) or Principal Owner(s): U.S.VETS - WLAVA Building 300, LLC
 Kingdom WLAVA Building 300, LLC
 General Partner Type: Nonprofit
 Parent Company(ies): U.S.VETS Housing Corporation
 Kingdom Development, Inc.
 Developer: U.S.VETS Housing Corporation
 Investor/Consultant: CREA LLC
 Management Agent: Hyder Property Management Professionals

Project Information

Construction Type: New Construction & Adaptive Reuse
 Total # Residential Buildings: 1
 Total # of Units: 44
 No. / % of Low Income Units: 43 100.00%
 Average Targeted Affordability: 42.09%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt / HUD Community Project Funding (CPF) / HUD Section 8
 Project-based Vouchers (43 Units - 100%) / US Department of
 Veterans Affairs (US VA)

Information

Housing Type: Special Needs
 Geographic Area: Balance of Los Angeles County
 State Ceiling Pool: New Construction
 Set Aside: N/A
 Homeless Set Aside Units: 33
 CDLAC Project Analyst: Jake Salle
 CTCAC Project Analyst: Nick White

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	17	40%
50% AMI:	26	60%

Unit Mix

15 SRO/Studio Units
25 1-Bedroom Units
4 2-Bedroom Units
<u>44 Total Units</u>

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
8 SRO/Studio	30%	\$728
7 SRO/Studio	50%	\$1,213
7 1 Bedroom	30%	\$780
7 1 Bedroom	50%	\$1,300
10 1 Bedroom	50%	\$1,300
2 2 Bedrooms	30%	\$936
2 2 Bedrooms	50%	\$1,560
1 1 Bedroom	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$120,000
Construction Costs	\$26,302,469
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$2,651,019
Soft Cost Contingency	\$350,000
Relocation	\$0
Architectural/Engineering	\$3,644,619
Const. Interest, Perm. Financing	\$5,803,866
Legal Fees	\$385,000
Reserves	\$2,008,979
Other Costs	\$1,032,457
Developer Fee	\$5,564,601
Commercial Costs	\$0
Total	\$47,863,010

Residential

Construction Cost Per Square Foot:	\$655
Per Unit Cost:	\$1,087,796
Estimated Hard Per Unit Cost:	\$521,810
True Cash Per Unit Cost*:	\$1,016,992
Bond Allocation Per Unit:	\$529,666
Bond Allocation Per Restricted Rental Unit:	\$541,984

Construction Financing

Source	Amount
Citibank: Tax-Exempt	\$23,305,313
Citibank: Taxable	\$10,808,670
HUD: CPF	\$749,600
The Home Depot Foundation	\$300,000
Deferred Costs	\$9,100,868
Tax Credit Equity	\$3,598,559

Permanent Financing

Source	Amount
Citibank: Tax Exempt	\$4,955,609
HUD: CPF	\$749,600
US VA: Capital Contribution	\$5,176,991
HCD: VHHP	\$9,575,074
The Home Depot Foundation	\$300,000
Deferred Developer Fee	\$3,115,343
Tax Credit Equity	\$18,078,323
TOTAL	\$47,863,010

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	\$42,661,943
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$55,460,526
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$2,218,421
Approved Developer Fee (in Project Cost & Eligible Basis):	\$5,564,601
Federal Tax Credit Factor:	\$0.81492

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

Development costs are roughly \$1,016,992 per unit. The factors affecting this cost includes elevated interest rates, seismic upgrades and preservation of historical resources, construction supply chain issues, and prevailing wage requirements.

The proposed rent does not include a utility allowance. The owner will pay for all utilities.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	10
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	120

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 90.907%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

Dry Creek Commons, located at 155 Dry Creek Road in Healdsburg on a 3.53 acre site, requested and is being recommended for a reservation of \$2,375,592 in annual federal tax credits and \$26,627,000 of tax-exempt bond cap to finance the new construction of 58 units of housing, consisting of 57 restricted rental units and 1 unrestricted manager's unit. The project will have 28 one-bedroom units, 15 two-bedroom units, and 15 three-bedroom units, serving families with rents affordable to households earning 30%-60% of area median income (AMI). The construction is expected to begin in June 2025 and be completed in September 2026. The project will be developed by Burbank Housing Development Corporation and will be located in Senate District 2 and Assembly District 2.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers. The project financing includes state funding from the Joe Serna, Jr. Farmworker Housing Grant program of HCD.

Project Number CA-24-623

Project Name Dry Creek Commons
Site Address: 155 Dry Creek Road
Healdsburg, CA 95448
County: Sonoma
Census Tract: 1539.05

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$2,375,592	\$0
Recommended:	\$2,375,592	\$0

Tax-Exempt Bond Allocation
Recommended: \$26,627,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Burbank Housing Development Corporation
Contact: Jocelyn Lin
Address: 1425 Corporate Center Parkway
Santa Rosa, CA 95407
Phone: 707-303-0590
Email: jlin@burbankhousing.org

Bond Financing Information
CDLAC Applicant/Bond Issuer: California Municipal Finance Authority
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: Silicon Valley Bank, a division of First-Citizens Bank & Trust C

Development Team
General Partner(s) or Principal Owner(s): BHDC Dry Creek Commons, LLC
General Partner Type: Nonprofit
Parent Company(ies): Burbank Housing Development Corporation
Developer: Burbank Housing Development Corporation
Investor/Consultant: California Housing Partnership
Management Agent: Burbank Housing Management Corporation

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 2
 Total # of Units: 58
 No. / % of Low Income Units: 57 100.00%
 Average Targeted Affordability: 46.66%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt / HOME / HUD Section 8 Project-based Vouchers
 (14 Units - 25%) / Community Development Block Grant (CDBG) /
 Community Development Block Grant-Disaster Recovery
 (CDBG-DR)

Information

Housing Type: Large Family
 Geographic Area: Northern Region
 State Ceiling Pool: N/A
 Set Aside: N/A
 Homeless Set Aside Units: 6
 CDLAC Project Analyst: Anthony Wey
 CTCAC Project Analyst: Dianne Myers

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	10	18%
45% AMI:	12	21%
50% AMI:	28	49%
60% AMI:	7	12%

Unit Mix

28 1-Bedroom Units
15 2-Bedroom Units
<u>15 3-Bedroom Units</u>
58 Total Units

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
5 1 Bedroom	30%	\$778
1 2 Bedrooms	30%	\$933
1 1 Bedroom	30%	\$778
1 2 Bedrooms	30%	\$933
2 3 Bedrooms	30%	\$1,078
3 1 Bedroom	45%	\$1,167
3 2 Bedrooms	45%	\$1,400
4 3 Bedrooms	45%	\$1,618
2 2 Bedrooms	45%	\$1,400
9 1 Bedroom	50%	\$1,297
5 2 Bedrooms	50%	\$1,556
8 3 Bedrooms	50%	\$1,798
6 1 Bedroom	50%	\$1,297
3 1 Bedroom	60%	\$1,557
3 2 Bedrooms	60%	\$1,867
1 3 Bedrooms	60%	\$2,157
1 1 Bedroom	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$2,939,923
Construction Costs	\$31,400,014
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$1,587,102
Soft Cost Contingency	\$263,230
Relocation	\$0
Architectural/Engineering	\$1,900,000
Const. Interest, Perm. Financing	\$4,090,852
Legal Fees	\$70,000
Reserves	\$464,437
Other Costs	\$2,432,276
Developer Fee	\$5,958,843
Commercial Costs	\$0
Total	\$51,106,677

Residential

Construction Cost Per Square Foot:	\$511
Per Unit Cost:	\$881,150
Estimated Hard Per Unit Cost:	\$490,188
True Cash Per Unit Cost*:	\$821,514
Bond Allocation Per Unit:	\$459,086
Bond Allocation Per Restricted Rental Unit:	\$467,140

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
SVB ¹ : Tax-Exempt	\$26,627,000	SVB ¹ : Tax-Exempt	\$3,255,000
SVB ¹ : Taxable	\$1,842,634	Sonoma County: HOME	\$612,751
Sonoma County: HOME	\$551,476	Sonoma County: CDBG	\$1,079,394
Sonoma County: CDBG	\$971,455	CDBG-DR	\$8,706,428
HCD: Joe Serna	\$9,709,674	HCD: Joe Serna	\$9,709,674
City of Healdsburg	\$1,000,000	City of Healdsburg	\$1,000,000
Land Donation	\$2,730,000	Land Donation	\$2,730,000
Deferred Costs	\$2,260,037	Deferred Developer Fee	\$3,458,843
Deferred Developer Fee	\$3,458,843	Tax Credit Equity	\$20,554,587
Tax Credit Equity	\$1,955,558	TOTAL	\$51,106,677

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

¹Silicon Valley Bank

Determination of Credit Amount(s)

Requested Eligible Basis:	\$45,684,469
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$59,389,810
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$2,375,592
Approved Developer Fee (in Project Cost & Eligible Basis):	\$5,958,843
Federal Tax Credit Factor:	\$0.86524

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions: None.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	10
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	120

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 86.016%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

Maison's Sierra - Phase 2, located at West Avenue H-2 and Schamise Street in Lancaster on a 12.5 acre site, requested and is being recommended for a reservation of \$2,500,000 in annual federal tax credits and \$25,500,000 of tax-exempt bond cap to finance the new construction of 171 units of housing, consisting of 169 restricted rental units and 2 unrestricted manager's units. The project will have 132 one-bedroom units, and 39 two-bedroom units, serving tenants with rents affordable to households earning 30%-70% of area median income (AMI). The construction is expected to begin in June 2025 and be completed in June 2027. The project will be developed by Ravello Holdings, Inc. and will be located in Senate District 21 and Assembly District 39.

Project Number CA-24-624

Project Name Maison's Sierra - Phase 2
Site Address: West Avenue H-2 and Schamise Street
Lancaster, CA 93534
County: Los Angeles
Census Tract: 9008.04

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$2,500,000	\$0
Recommended:	\$2,500,000	\$0

Tax-Exempt Bond Allocation
Recommended: \$25,500,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Maison's Sierra Phase 2, LP
Contact: Phil Ram
Address: 2007 Cedar Avenue
Manhattan Beach, CA 90266
Phone: 310-979-3210
Email: pram@ravelloholdings.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: California Municipal Finance Authority
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: Merchant Capital, L.L.C.

Development Team
General Partner(s) or Principal Owner(s): Ravello MODs Sierra Phase 2, LLC
AHA High Desert II MGP, LLC
General Partner Type: Joint Venture
Parent Company(ies): Ravello Holdings, Inc.
Affordable Housing Access, Inc.
Developer: Ravello Holdings, Inc.
Investor/Consultant: WNC
Management Agent: CONAM Management Corporation

Project Information

Construction Type:	New Construction
Total # Residential Buildings:	171
Total # of Units:	171
No. / % of Low Income Units:	169 100.00%
Average Targeted Affordability:	57.48%
Federal Set-Aside Elected:	40%/60% Average Income
Federal Subsidy:	Tax-Exempt

Information

Housing Type:	Non-Targeted
Geographic Area:	Balance of Los Angeles County
State Ceiling Pool:	New Construction
Set Aside:	N/A
CDLAC Project Analyst:	Erin Deblaquiere
CTCAC Project Analyst:	Jacob Couch

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	17	10%
50% AMI:	26	15%
60% AMI:	51	30%
70% AMI*:	75	44%

*CTCAC restricted only

Unit Mix

132 1-Bedroom Units
<u>39 2-Bedroom Units</u>
171 Total Units

<u>Unit Type & Number</u>	<u>2024 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
14 1 Bedroom	30%	\$780
19 1 Bedroom	50%	\$1,178
44 1 Bedroom	60%	\$1,560
38 1 Bedroom	70%	\$1,700
17 1 Bedroom	70%	\$1,820
3 2 Bedrooms	30%	\$936
7 2 Bedrooms	50%	\$1,326
7 2 Bedrooms	60%	\$1,872
15 2 Bedrooms	70%	\$2,000
5 2 Bedrooms	70%	\$2,184
2 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$1,243,479
Construction Costs	\$31,925,003
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$2,583,408
Soft Cost Contingency	\$506,500
Relocation	\$0
Architectural/Engineering	\$1,250,000
Const. Interest, Perm. Financing	\$4,917,500
Legal Fees	\$320,000
Reserves	\$591,560
Other Costs	\$3,140,000
Developer Fee	\$6,150,000
Commercial Costs	\$0
Total	\$52,627,450

Residential

Construction Cost Per Square Foot:	\$241
Per Unit Cost:	\$307,763
Estimated Hard Per Unit Cost:	\$159,848
True Cash Per Unit Cost*:	\$287,325
Bond Allocation Per Unit:	\$149,123
Bond Allocation Per Restricted Rental Unit:	\$271,277

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Merchants Capital: Tax-Exempt	\$25,500,000	Merchants Capital: Tax-Exempt	\$23,500,000
Merchants Capital: Taxable	\$8,115,940	Merchants Capital: Taxable	\$4,000,000
Merchants Capital: Recycled Tax-Exempt	\$4,300,000	Deferred Developer Fee	\$3,494,950
Deferred Costs	\$4,086,510	Solar Tax Credit Equity	\$382,500
Tax Credit Equity	\$10,625,000	Tax Credit Equity	\$21,250,000
		TOTAL	\$52,627,450

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	\$48,181,921
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$62,636,497
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$2,500,000
Approved Developer Fee (in Project Cost & Eligible Basis):	\$6,150,000
Federal Tax Credit Factor:	\$0.85000

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

This Project's annual per unit operating expense total is below the CTCAC published per unit operating minimums of \$6,090. As allowed by CTCAC Regulation Section 10327(g)(1), CTCAC approves an annual per unit operating expense total of \$5,520 on agreement of the permanent lender and equity investor.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC’s Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	9
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	119

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 130.582%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

Paseo Senter I Rehab, located at 1898 Senter Road in San Jose on a 2.5 acre site, requested and is being recommended for a reservation of \$1,780,278 in annual federal tax credits and \$21,900,000 of tax-exempt bond cap to finance the acquisition & rehabilitation of 117 units of housing, consisting of 115 restricted rental units and 2 unrestricted manager's units. The project has 25 one-bedroom units, 59 two-bedroom units, and 33 three-bedroom units, serving tenants with rents affordable to households earning 15%-45% of area median income (AMI). The construction is expected to begin in June 2025 and be completed in July 2026. The project will be developed by Core Affordable Housing, LLC and is located in Senate District 15 and Assembly District 25.

Paseo Senter I Rehab is a re-syndication of an existing Low Income Housing Tax Credit (LIHTC) project, (CA-2005-915). See Resyndication and Resyndication Transfer Event below for additional information. The project financing includes state funding from the Multifamily Housing Program (MHP) of HCD.

Project Number CA-24-627

Project Name Paseo Senter I Rehab
Site Address: 1898 Senter Road
San Jose, CA 95112
County: Santa Clara
Census Tract: 5031.22

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,780,278	\$0
Recommended:	\$1,780,278	\$0

Tax-Exempt Bond Allocation
Recommended: \$21,900,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: PSI Rehab, LP
Contact: Chris Neale
Address: 470 S Market St
San Jose, CA 95113
Phone: 408-292-7841
Email: chris@thecorecompanies.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: CMFA
Bond Counsel: Jones Hall, A Professional Law Corporation
Public Sale: Credit Enhanced
Underwriter: RBC Capital Markets, LLC
Credit Enhancement Provider: Fannie Mae

Development Team

General Partner(s) or Principal Owner(s): Core PSI Rehab, LLC
 AOF Paseo Senter LLC
 General Partner Type: Joint Venture
 Parent Company(ies): Core Affordable Housing, LLC
 AOF/Pacific Affordable Housing Corp.
 Developer: Core Affordable Housing, LLC
 Investor/Consultant: NEF Inc.
 Management Agent: EAH, Inc.

Project Information

Construction Type: Acquisition & Rehabilitation
 Total # Residential Buildings: 1
 Total # of Units: 117
 No. / % of Low Income Units: 115 100.00%
 Average Targeted Affordability: 37.87%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt

Information

Housing Type: Non-Targeted
 Geographic Area: South and West Bay Region
 State Ceiling Pool: Other Rehabilitation
 Set Aside: N/A
 CDLAC Project Analyst: Amit Sarang
 CTCAC Project Analyst: Brett Andersen

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
15% AMI:	12	10%
25% AMI:	23	20%
45% AMI:	80	70%

Unit Mix

25 1-Bedroom Units
59 2-Bedroom Units
33 3-Bedroom Units
117 Total Units

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
3 1 Bedroom	15%	\$518
6 2 Bedrooms	15%	\$622
3 3 Bedrooms	15%	\$718
5 1 Bedroom	25%	\$863
12 2 Bedrooms	25%	\$1,036
6 3 Bedrooms	25%	\$1,197
16 1 Bedroom	45%	\$1,555
40 2 Bedrooms	45%	\$1,866
24 3 Bedrooms	45%	\$2,156
1 1 Bedroom	Manager's Unit	\$0
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$31,122,193
Construction Costs	\$0
Rehabilitation Costs	\$10,902,564
Construction Hard Cost Contingency	\$2,359,194
Soft Cost Contingency	\$300,000
Relocation	\$500,000
Architectural/Engineering	\$952,549
Const. Interest, Perm. Financing	\$2,851,571
Legal Fees	\$360,000
Reserves	\$962,557
Other Costs	\$616,228
Developer Fee	\$2,500,000
Commercial Costs	\$0
Total	\$53,426,856

Residential

Construction Cost Per Square Foot:	\$85
Per Unit Cost:	\$456,640
Estimated Hard Per Unit Cost:	\$77,727
True Cash Per Unit Cost*:	\$452,366
Bond Allocation Per Unit:	\$187,179
Bond Allocation Per Restricted Rental Unit:	\$190,435

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
SVP ¹ : Tax-Exempt	\$21,900,000	Fannie Mae	\$8,767,000
SVP ¹ : Recycled Tax-Exempt	\$4,300,000	HCD: MHP	\$14,689,740
HCD: MHP	\$14,689,740	County of Santa Clara	\$883,167
County of Santa Clara	\$883,167	City of San Jose	\$10,117,550
City of San Jose	\$10,117,550	OFNC ²	\$500,000
OFNC ²	\$500,000	Net Operating Income	\$700,100
Deferred Developer Fee	\$181,951	Acquired Reserves	\$180,339
Tax Credit Equity	\$854,448	Deferred Developer Fee	\$500,000
		Tax Credit Equity	\$17,088,960
		TOTAL	\$53,426,856

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

¹Silicone Valley Bank

²Opportunity Fund Northern California

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	\$17,726,082
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	\$21,463,050
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$23,043,907
Qualified Basis (Acquisition):	\$21,463,050
Applicable Rate:	4.00%
Maximum Annual Federal Credit, Rehabilitation:	\$921,756
Maximum Annual Federal Credit, Acquisition:	\$858,522
Total Maximum Annual Federal Credit:	\$1,780,278
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,500,000
Federal Tax Credit Factor:	\$0.95990

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions: None.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event

Prior to closing, the applicant or its assignee shall obtain CTCAC's consent to assign and assume the existing Regulatory Agreement (CA-05-915). To be eligible for a new award of tax credits, the owner must provide documentation with the Form 8609 request (the placed in service submission) that the acquisition date and the placed in service date both occurred after the existing federal 15 year compliance period was completed. For resyndications that were originally rehabilitation and acquisition, the resyndication acquisition date cannot occur before the last rehabilitation credit year of the original credit period.

As required by the IRS, the newly resyndicated project will continue to use the originally assigned Building Identification Numbers (BINs).

The newly resyndicated project shall continue to meet the rents and income targeting levels in the existing regulatory agreement(s) and any deeper targeting levels in the new regulatory agreement(s) for the duration of the new regulatory agreement(s).

Existing households determined to be income-qualified for purposes of IRC §42 credit during the 15-year compliance period are concurrently income-qualified households for purposes of the extended use agreement. As a result, any household determined to be income qualified at the time of move-in under the existing regulatory agreement (CA-05-915) is a qualified low-income household for the subsequent allocation (existing household eligibility is "grandfathered")

The project is a resyndication where the existing regulatory agreement requires service amenities. The project shall provide a similar or greater level of services for a period of at least 15 years under the new regulatory agreement. The project is deemed to have met this requirement based on CTCAC staff's review of the commitment in the application. The services documented in the placed in service package will be reviewed by CTCAC staff for compliance with this requirement at the time of the placed in service submission.

The project is a re-syndication occurring concurrently with a Transfer Event without distribution of Net Project Equity, and thus is waived from setting aside a Short Term Work Capitalized Replacement Reserve that is otherwise required.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	20
New Construction Density and Local Incentives	10	0	0
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	0
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	0
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	110

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 260.798%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

Downtown Library Mixed Use Project, located at 119 Lincoln Street in Santa Cruz on a 1.54 acre site, requested and is being recommended for a reservation of \$5,113,870 in annual federal tax credits and \$55,616,938 of tax-exempt bond cap to finance the new construction of 124 units of housing, consisting of 123 restricted rental units and 1 unrestricted manager's unit. The project will have 11 studio units, 50 one-bedroom units, 32 two-bedroom units, and 31 three-bedroom units, serving families with rents affordable to households earning 30%-60% of area median income (AMI). The construction is expected to begin in June 2025 and be completed in November 2027. The project will be developed by For the Future Housing, Inc. and will be located in Senate District 17 and Assembly District 28.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers. The project financing includes state funding from the Affordable Housing and Sustainable Communities (AHSC) program of HCD.

Project Number CA-24-628

Project Name Downtown Library Mixed Use Project
Site Address: 119 Lincoln Street
Santa Cruz, CA 95060
County: Santa Cruz
Census Tract: 1010.02

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$5,113,870	\$0
Recommended:	\$5,113,870	\$0

Tax-Exempt Bond Allocation
Recommended: \$55,616,938

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: DTLMU Investors, L.P.
Contact: Andrea Osgood
Address: 22645 Grand Street
Hayward, CA 94541
Phone: 510-247-8103
Email: aosgood@edenhousing.org

Bond Financing Information
CDLAC Applicant/Bond Issuer: California Municipal Finance Authority
Bond Counsel: Jones Hall, A Professional Law Corporation
Private Placement Purchaser: JPMorgan Chase Bank, NA

Development Team

General Partner(s) or Principal Owner(s): Eden DTLMU, LLC
 FTF DTLMU, LLC

General Partner Type: Joint Venture

Parent Company(ies): For the Future Housing, Inc.

Developer: For the Future Housing, Inc.

Investor/Consultant: California Housing Partnership

Management Agent: Eden Housing Management, Inc.

Project Information

Construction Type: New Construction

Total # Residential Buildings: 1

Total # of Units: 124

No. / % of Low Income Units: 123 100.00%

Average Targeted Affordability: 49.02%

Federal Set-Aside Elected: 40%/60%

Federal Subsidy: Tax Exempt / HOME / Affordable Housing Trust Fund (AHTF) / Local Housing Trust Fund (LHTF) / HUD Section 8 Project-Based Vouchers (31 Units - 25%)

Information

Housing Type: Large Family

Geographic Area: Central Coast Region

State Ceiling Pool: New Construction

Set Aside: Extremely Low/Very Low Income Set Aside

CDLAC Project Analyst: Anthony Wey

CTCAC Project Analyst: Dianne Myers

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	19	15%
40% AMI:	19	15%
50% AMI:	40	33%
60% AMI:	45	37%

Unit Mix

11 SRO/Studio Units
50 1-Bedroom Units
32 2-Bedroom Units
31 3-Bedroom Units
124 Total Units

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
1 SRO/Studio	30%	\$951
1 SRO/Studio	40%	\$1,268
4 SRO/Studio	50%	\$1,585
5 SRO/Studio	60%	\$1,902
8 1 Bedroom	30%	\$1,018
3 1 Bedroom	40%	\$1,358
7 1 Bedroom	40%	\$1,358
16 1 Bedroom	50%	\$1,698
16 1 Bedroom	60%	\$2,037
5 2 Bedrooms	30%	\$1,222
1 2 Bedrooms	40%	\$1,630
3 2 Bedrooms	40%	\$1,630
10 2 Bedrooms	50%	\$2,037
12 2 Bedrooms	60%	\$2,445
5 3 Bedrooms	30%	\$1,412
1 3 Bedrooms	40%	\$1,883
3 3 Bedrooms	40%	\$1,883
10 3 Bedrooms	50%	\$2,354
12 3 Bedrooms	60%	\$2,825
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$2,576,694
Construction Costs	\$65,783,770
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$3,786,561
Soft Cost Contingency	\$509,409
Relocation	\$0
Architectural/Engineering	\$2,220,000
Const. Interest, Perm. Financing	\$16,917,660
Legal Fees	\$190,000
Reserves	\$966,017
Other Costs	\$4,954,832
Developer Fee	\$12,827,432
Commercial Costs	\$0
Total	\$110,732,375

Residential

Construction Cost Per Square Foot:	\$518
Per Unit Cost:	\$893,003
Estimated Hard Per Unit Cost:	\$479,085
True Cash Per Unit Cost*:	\$809,717
Bond Allocation Per Unit:	\$448,524
Bond Allocation Per Restricted Rental Unit:	\$452,170

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Chase Bank: Tax-Exempt	\$55,616,938	Chase Bank: Tax-Exempt	\$22,596,000
Chase Bank: Taxable	\$30,420,259	City of Santa Cruz: AHTF	\$1,750,000
City of Santa Cruz: AHTF	\$1,750,000	City of Santa Cruz: LHTF	\$3,805,000
City of Santa Cruz: LHTF	\$3,805,000	City of Santa Cruz: HOME	\$1,700,621
City of Santa Cruz: HOME	\$1,700,621	HCD: AHSC	\$22,500,000
Deferred Cost	\$2,557,817	Sponsor Loan: CCCE ¹	\$240,000
Deferred Developer Fee	\$10,327,432	Deferred Developer Fee	\$10,327,432
Tax Credit Equity	\$4,554,308	Tax Credit Equity	\$47,813,322
		TOTAL	\$110,732,375

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

¹Central Coast Community Energy Grant

Determination of Credit Amount(s)

Requested Eligible Basis:	\$98,343,649
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$127,846,744
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$5,113,870
Approved Developer Fee (in Project Cost & Eligible Basis):	\$12,827,432
Federal Tax Credit Factor:	\$0.93497

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions:

The project is currently made up of 3 parcels. Prior to building permit issuance, a lot merger or lot line adjustment will be recorded to create a single parcel. The legal description and APN must be completed as part of the placed in service package.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	10
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	120

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 151.501%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

Montecito Village, located at 1464 Montecito Road in Ramona on a 4.53 acre site, requested and is being recommended for a reservation of \$1,122,327 in annual federal tax credits and \$15,250,000 of tax-exempt bond cap to finance the acquisition & rehabilitation of 70 units of housing, consisting of 69 restricted rental units and 1 unrestricted manager's unit. The project has 16 one-bedroom units, 24 two-bedroom units, 22 three-bedroom units, and 8 four-bedroom units, serving tenants with rents affordable to households earning 30%-60% of area median income (AMI). The construction is expected to begin in March 2025 and be completed in October 2025. The project will be developed by SP Tax Credit Developer II LLC and is located in Senate District 40 and Assembly District 75.

Montecito Village is a re-syndication of an existing Low Income Housing Tax Credit (LIHTC) project, Montecito Village (CA-2008-922). See Resyndication and Resyndication Transfer Event below for additional information. The project will be receiving rental assistance in the form of HUD Section 8 Project-based Contract.

Project Number CA-24-630

Project Name Montecito Village
Site Address: 1464 Montecito Road
Ramona, CA 92065
County: San Diego
Census Tract: 208.06

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,122,327	\$0
Recommended:	\$1,122,327	\$0

Tax-Exempt Bond Allocation
Recommended: \$15,250,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Ramona Preservation LP
Contact: Chase Olson
Address: 701 5th Avenue, Suite 5700
Seattle, WA 98104
Phone: 206-753-0960
Email: chaseo@secprop.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: CMFA
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Public Sale: Credit Enhanced
Underwriter: Lument
Credit Enhancement Provider: Fannie Mae

Development Team

General Partner(s) or Principal Owner(s): Ramona Preservation GP LLC
 Las Palmas Housing & Development Corporation

General Partner Type: Joint Venture

Parent Company(ies): Security Properties
 Las Palmas Housing & Development Corporation

Developer: SP Tax Credit Developer II LLC

Investor/Consultant: R4 Capital

Management Agent: The John Stewart Company

Project Information

Construction Type: Acquisition & Rehabilitation

Total # Residential Buildings: 10

Total # of Units: 70

No. / % of Low Income Units: 69 100.00%

Average Targeted Affordability: 53.91%

Federal Set-Aside Elected: 40%/60%

Federal Subsidy: Tax-Exempt / HUD Section 8 Project-based Contract
 (69 Units - 100%)

Information

Housing Type: Non-Targeted

Geographic Area: San Diego County

State Ceiling Pool: Other Rehabilitation

Set Aside: N/A

CDLAC Project Analyst: Erin Deblaquiere

CTCAC Project Analyst: Ruben Barcelo

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	7	10%
50% AMI:	21	30%
60% AMI:	41	59%

Unit Mix

16 1-Bedroom Units
24 2-Bedroom Units
22 3-Bedroom Units
<u>8 4-Bedroom Units</u>
70 Total Units

<u>Unit Type & Number</u>	<u>2024 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
2 1 Bedroom	30%	\$852
6 1 Bedroom	50%	\$1,420
7 1 Bedroom	60%	\$1,704
1 1 Bedroom	60%	\$1,704
2 2 Bedrooms	30%	\$1,023
6 2 Bedrooms	50%	\$1,705
15 2 Bedrooms	60%	\$2,046
1 2 Bedrooms	60%	\$2,046
2 3 Bedrooms	30%	\$1,182
6 3 Bedrooms	50%	\$1,970
1 3 Bedrooms	60%	\$2,364
12 3 Bedrooms	60%	\$2,364
1 4 Bedrooms	30%	\$1,318
3 4 Bedrooms	50%	\$2,197
1 4 Bedrooms	60%	\$2,637
3 4 Bedrooms	60%	\$2,637
1 3 Bedrooms	Manager Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$17,250,000
Construction Costs	\$0
Rehabilitation Costs	\$6,524,000
Construction Hard Cost Contingency	\$652,400
Soft Cost Contingency	\$35,000
Relocation	\$505,000
Architectural/Engineering	\$350,000
Const. Interest, Perm. Financing	\$875,626
Legal Fees	\$187,700
Reserves	\$513,184
Other Costs	\$589,331
Developer Fee	\$2,156,535
Commercial Costs	\$0
Total	\$29,638,776

Residential

Construction Cost Per Square Foot:	\$87
Per Unit Cost:	\$423,411
Estimated Hard Per Unit Cost:	\$80,000
True Cash Per Unit Cost*:	\$393,950
Bond Allocation Per Unit:	\$217,857
Bond Allocation Per Restricted Rental Unit:	\$221,014

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Lument: Tax-Exempt	\$15,250,000	Lument: Tax-Exempt	\$15,250,000
Lument: Taxable	\$2,332,935	Lument: Taxable	\$2,332,935
Seller Carryback	\$1,150,000	Seller Carryback	\$1,150,000
Seller Credit	\$117,065	Seller Credit	\$117,065
Deferred Developer Fee	\$912,299	Deferred Developer Fee	\$912,299
Tax Credit Equity	\$9,218,568	Tax Credit Equity	\$9,876,477
		TOTAL	\$29,638,776

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	\$9,906,704
130% High Cost Adjustment:	No
Requested Eligible Basis (Acquisition):	\$18,151,481
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$9,906,704
Qualified Basis (Acquisition):	\$18,151,481
Applicable Rate:	4.00%
Maximum Annual Federal Credit, Rehabilitation:	\$396,268
Maximum Annual Federal Credit, Acquisition:	\$726,059
Total Maximum Annual Federal Credit:	\$1,122,327
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,156,535
Federal Tax Credit Factor:	\$0.88000

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions: None

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event

Prior to closing, the applicant or its assignee shall obtain CTCAC's consent to assign and assume the existing Regulatory Agreement (CA-08-922). To be eligible for a new award of tax credits, the owner must provide documentation with the Form 8609 request (the placed-in-service submission) that the acquisition date and the placed-in-service date both occurred after the existing federal 15-year compliance period was completed. For resyndications that were originally rehabilitation and acquisition, the resyndication acquisition date cannot occur before the last rehabilitation credit year of the original credit period.

As required by the IRS, the newly resyndicated project will continue to use the originally assigned Building Identification Numbers (BINs).

The newly resyndicated project shall continue to meet the rents and income targeting levels in the existing regulatory agreement(s) and any deeper targeting levels in the new regulatory agreement(s) for the duration of the new regulatory agreement(s). Existing households determined to be income-qualified for purposes of IRC §42 credit during the 15-year compliance period are concurrently income-qualified households for purposes of the extended use agreement. As a result, any household determined to be income qualified at the time of move-in under the existing regulatory agreement (CA-08-922) is a qualified low-income household for the subsequent allocation (existing household eligibility is “grandfathered”).

The project is a resyndication where the existing regulatory agreement requires service amenities. The project shall provide a similar or greater level of services for a period of at least 15 years under the new regulatory agreement. The project is deemed to have met this requirement based on CTCAC staff’s review of the commitment in the application. The services documented in the placed-in-service package will be reviewed by CTCAC staff for compliance with this requirement at the time of the placed-in-service submission.

The project is a re-syndication occurring concurrently with a Transfer Event with distribution of Net Project Equity, which is otherwise required to set aside a Short Term Work Capitalized Reserve in the amount of \$117,065. In lieu of a Short Term Work Capitalized Reserve, there is a seller credit of \$117,065, allowing the applicant to use Short Term Work Reserve Amount to fund rehabilitation expenses and to receive eligible basis for that amount.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	20
New Construction Density and Local Incentives	10	0	0
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	0
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	0
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	110

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 221.108%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
 CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
 Project Staff Report
 Qualified Private Activity Tax-Exempt Bond Project
 December 11, 2024**

Arvin RAD, located at three sites (see below) in Kern County on a total of 12.46 acres, requested and is being recommended for a reservation of \$1,815,621 in annual federal tax credits and \$22,000,000 of tax-exempt bond cap to finance the acquisition & rehabilitation of 114 units of housing, consisting of 107 restricted rental units, 5 market-rate units, and 2 unrestricted manager's units. The project has 38 one-bedroom units, 36 two-bedroom units, 26 three-bedroom units, and 14 four-bedroom units, serving tenants with rents affordable to households earning 30%-80% of area median income (AMI). The construction is expected to begin in June 2025 and be completed in December 2026. The project will be developed by Housing Authority of the County of Kern and is located in Senate District 16 and Assembly District 35.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers.

Project Number CA-24-633

Project Name Arvin RAD

Site Addresses:

Site 1: Monta Vista 508 Stockton Avenue Arvin, CA 93203 County: Kern Census Tract: 63.04	Site 2: Parkview 901 McElroy Street Arvin, CA 93203 County: Kern Census Tract: 63.03	
Site 3: Haciendas del Sol 933 Wernli Court Arvin, CA 93203 County: Kern Census Tract: 63.03		

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,815,621	\$0
Recommended:	\$1,815,621	\$0

Tax-Exempt Bond Allocation
 Recommended: \$22,000,000

CTCAC Applicant Information

CTCAC Applicant/CDLAC Sponsor:	Housing Authority of the County of Kern
Address:	601 24th Street Bakersfield, CA 93301
Phone:	661-631-8500
Email:	spelz@kernha.org

Bond Financing Information

CDLAC Applicant/Bond Issuer:	Housing Authority of the County of Kern
Bond Counsel:	Jones Hall, A Professional Law Corporation
Private Placement Purchaser:	East West Bank

Development Team

General Partner(s) or Principal Owner(s): Golden Empire Affordable Housing Inc.
 Housing Authority of the County of Kern
 General Partner Type: Nonprofit
 Parent Company(ies): Golden Empire Affordable Housing Inc.
 Housing Authority of the County of Kern
 Developer: Housing Authority of the County of Kern
 Investor/Consultant: PNC Bank
 Management Agent: Housing Authority of the County of kern

Project Information

Construction Type: Acquisition & Rehabilitation
 Total # Residential Buildings: 68
 Total # of Units: 114
 No. / % of Low Income Units: 107 95.54%
 Average Targeted Affordability: 40.70%
 Federal Set-Aside Elected: 40%/60% Average Income
 Federal Subsidy: Tax-Exempt / HUD Section 8 Project-based Vouchers (112 Units - 100%)

Information

Housing Type: Non-Targeted
 Geographic Area: Central Valley Region
 State Ceiling Pool: Preservation
 Set Aside: N/A
 CDLAC Project Analyst: Brandon Medina
 CTCAC Project Analyst: Nick White

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	37	35%
50% AMI:	10	9%
60% AMI:	48	45%
80% AMI*:	12	11%

*CTCAC restricted only

Unit Mix

38 1-Bedroom Units
36 2-Bedroom Units
26 3-Bedroom Units
14 4-Bedroom Units
114 Total Units

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
9 1 Bedroom	30%	\$464
3 1 Bedroom	50%	\$773
5 1 Bedroom	60%	\$773
2 1 Bedroom	50%	\$773
14 1 Bedroom	60%	\$773
2 1 Bedroom	80%	\$773
2 1 Bedroom	80%	\$773
5 2 Bedrooms	30%	\$557
8 2 Bedrooms	30%	\$594
1 2 Bedrooms	50%	\$928
11 2 Bedrooms	60%	\$928
2 2 Bedrooms	50%	\$928
3 2 Bedrooms	60%	\$928
2 2 Bedrooms	80%	\$928
2 2 Bedrooms	80%	\$928
3 3 Bedrooms	30%	\$643
1 3 Bedrooms	50%	\$1,072
6 3 Bedrooms	60%	\$1,072
6 3 Bedrooms	30%	\$685
5 3 Bedrooms	60%	\$1,072
1 3 Bedrooms	80%	\$1,072
2 3 Bedrooms	80%	\$1,072
2 4 Bedrooms	30%	\$717
1 4 Bedrooms	50%	\$1,196
1 4 Bedrooms	60%	\$1,196
4 4 Bedrooms	30%	\$765
3 4 Bedrooms	60%	\$1,196
1 4 Bedrooms	80%	\$1,196
1 1 Bedroom	Manager's Unit	\$0
1 2 Bedrooms	Manager's Unit	\$0
1 2 Bedrooms	Market Rate Unit	\$948
1 3 Bedrooms	Market Rate Unit	\$1,700
1 3 Bedrooms	Market Rate Unit	\$1,700
2 4 Bedrooms	Market Rate Unit	\$1,972

Project Cost Summary at Application

Land and Acquisition	\$15,390,000
Construction Costs	\$0
Rehabilitation Costs	\$17,870,000
Construction Hard Cost Contingency	\$1,787,000
Soft Cost Contingency	\$150,000
Relocation	\$285,000
Architectural/Engineering	\$569,850
Const. Interest, Perm. Financing	\$1,906,500
Legal Fees	\$215,000
Reserves	\$819,000
Other Costs	\$391,148
Developer Fee	\$4,030,015
Commercial Costs	\$0
Total	\$43,413,513

Residential

Construction Cost Per Square Foot:	\$193
Per Unit Cost:	\$380,820
Estimated Hard Per Unit Cost:	\$135,965
True Cash Per Unit Cost*:	\$230,112
Bond Allocation Per Unit:	\$192,982
Bond Allocation Per Restricted Rental Unit:	\$222,222

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
East West Bank: Tax-Exempt	\$22,000,000	East West Bank: Tax-Exempt	\$8,600,000
Seller Carryback	\$15,390,000	Housing Authority County of Kern	\$2,200,000
Deferred Costs	\$2,936,958	Seller Carryback	\$15,390,000
Tax Credit Equity	\$3,086,555	Deferred Developer Fee	\$1,790,736
		Tax Credit Equity	\$15,432,777
		TOTAL	\$43,413,513

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	\$25,372,945
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	\$15,130,500
Applicable Fraction:	95.54%
Qualified Basis (Rehabilitation):	\$31,512,292
Qualified Basis (Acquisition):	\$14,455,031
Applicable Rate:	4.00%
Maximum Annual Federal Credit, Rehabilitation:	\$1,237,420
Maximum Annual Federal Credit, Acquisition:	\$578,201
Total Maximum Annual Federal Credit:	\$1,815,621
Approved Developer Fee (in Project Cost & Eligible Basis):	\$4,030,015
Federal Tax Credit Factor:	\$0.85000

Except as allowed for projects basing cost on assumed third party debt, the "as if vacant" land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

This project is a Rental Assistance Demonstration (RAD) project that is converting 3 existing scattered-site public housing sites into a rehabilitated tax credit project. There are 5 existing households currently in these public housing units that are expected not to qualify as low-income housing tax credit tenants. At placed-in-service, any units not occupied by income-qualified tenants will be not considered tax credit units and the applicable fraction will be adjusted accordingly. However, these units will be rent-restricted at 80% of area median income (AMI) in the recorded CTCAC regulatory agreement in order to meet the scattered-site requirement of Section 42(g)(7) of the Internal Revenue Code. The recorded CTCAC regulatory agreement will also require that upon turnover the units must be occupied by income-qualified tenants.

The applicant requested and has been granted a waiver to Section 10325(f)(7)(J), which requires a manager unit for all sites. The tenants at the Haciendas del Sol site will have equivalent access to management services at the Parkview site, which is no more than 4 miles away.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	20
New Construction Density and Local Incentives	10	0	0
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	0
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	0
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	110

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 129.627%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
 CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
 Project Staff Report
 Qualified Private Activity Tax-Exempt Bond Project
 December 11, 2024**

JFM Villas Family Apartments, located at 47155 Van Buren Street in Indio on a 5.52 acre site, requested and is being recommended for a reservation of \$3,688,281 in annual federal tax credits and \$12,499,192 in total state tax credits and \$39,835,945 of tax-exempt bond cap to finance the new construction of 100 units of housing, consisting of 99 restricted rental units and 1 unrestricted manager's unit. The project will have 31 one-bedroom units, 34 two-bedroom units, 27 three-bedroom units, and 8 four-bedroom units, serving families with rents affordable to households earning 30%-60% of area median income (AMI). The construction is expected to begin in May 2025 and be completed in November 2026. The project will be developed by The Coachella Valley Housing Coalition and will be located in Senate District 18 and Assembly

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers. The project financing includes state funding from the Multifamily Housing Program (MHP) and Joe Serna Jr. Farmworker Housing Grant (FWHG) programs of HCD.

Project Number CA-24-638

Project Name JFM Villas Family Apartments
 Site Address: 47155 Van Buren Street
 Indio, CA 92201
 County: Riverside
 Census Tract: 495.01

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$3,688,281	\$12,499,192
Recommended:	\$3,688,281	\$12,499,192

* The applicant made an election to sell (Certificate) all or any portion of the state credits.

Tax-Exempt Bond Allocation
 Recommended: \$39,835,945

CTCAC Applicant Information
 CTCAC Applicant/CDLAC Sponsor: The Coachella Valley Housing Coalition
 Contact: Mary Ann Ybarra
 Address: 45701 Monroe Street
 Indio, Ca 92201
 Phone: 760-347-3157
 Email: maryann.ybarra@cvhc.org

Bond Financing Information
 CDLAC Applicant/Bond Issuer: California Municipal Finance Authority
 Bond Counsel: Anzel Galvan LLP
 Private Placement Purchaser: Bank of America, N.A.

Development Team

General Partner(s) or Principal Owner(s): JFM Villas Family LLC
 General Partner Type: Nonprofit
 Parent Company(ies): The Coachella Valley Housing Coalition
 Developer: The Coachella Valley Housing Coalition
 Investor/Consultant: Community Economics
 Management Agent: Hyder & Company

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 100
 No. / % of Low Income Units: 99 100.00%
 Average Targeted Affordability: 39.80%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt / HUD Section 8 Project-based Vouchers (25 Units - 25%)

Information

Housing Type: Large Family
 Geographic Area: Inland Empire Region
 State Ceiling Pool: New Construction
 Set Aside: N/A
 CDLAC Project Analyst: Brandon Medina
 CTCAC Project Analyst: Dianne Myers

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	23	23%
40% AMI:	59	60%
50% AMI:	13	13%
60% AMI:	4	4%

Unit Mix

31 1-Bedroom Units
 34 2-Bedroom Units
 27 3-Bedroom Units
 8 4-Bedroom Units

 100 Total Units

<u>Unit Type & Number</u>	<u>2024 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
6 1 Bedroom	30%	\$576
3 1 Bedroom	40%	\$769
19 1 Bedroom	40%	\$769
2 1 Bedroom	50%	\$961
1 1 Bedroom	60%	\$1,153
7 2 Bedrooms	30%	\$691
5 2 Bedrooms	40%	\$922
18 2 Bedrooms	40%	\$922
3 2 Bedrooms	50%	\$1,152
1 2 Bedrooms	60%	\$1,383
3 3 Bedrooms	30%	\$799
4 3 Bedrooms	30%	\$799
8 3 Bedrooms	40%	\$1,066
4 3 Bedrooms	40%	\$1,066
3 3 Bedrooms	50%	\$1,332
2 3 Bedrooms	50%	\$1,332
2 3 Bedrooms	60%	\$1,599
1 4 Bedrooms	30%	\$891
2 4 Bedrooms	30%	\$891
2 4 Bedrooms	40%	\$1,189
3 4 Bedrooms	50%	\$1,486
1 3 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$2,212,200
Construction Costs	\$52,404,731
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$3,135,284
Soft Cost Contingency	\$200,000
Relocation	\$0
Architectural/Engineering	\$1,498,000
Const. Interest, Perm. Financing	\$8,270,542
Legal Fees	\$160,000
Reserves	\$749,452
Other Costs	\$4,003,394
Developer Fee	\$4,500,000
Commercial Costs	\$0
Total	\$77,133,603

Residential

Construction Cost Per Square Foot:	\$482
Per Unit Cost:	\$771,336
Estimated Hard Per Unit Cost:	\$457,613
True Cash Per Unit Cost*:	\$728,142
Bond Allocation Per Unit:	\$398,359
Bond Allocation Per Restricted Rental Unit:	\$402,383

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
BoA ¹ : Tax-Exempt	\$39,835,945	BoA ¹ : Tax-Exempt	\$5,029,600
BoA ¹ : Recycled Tax-Exempt	\$21,721,146	HCD: MHP	\$19,142,450
HCD: FWHG	\$6,612,672	HCD: FWHG	\$6,612,672
Tax Credit Equity	\$4,319,388	General Partner Equity	\$2,000,000
		Deferred Developer Fee	\$1,300,000
		Tax Credit Equity	\$43,048,881
		TOTAL	\$77,133,603

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

¹Bank of America

Determination of Credit Amount(s)

Requested Eligible Basis:	\$70,928,477
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$92,207,021
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$3,688,281
Total State Credit:	\$12,499,192
Approved Developer Fee (in Project Cost & Eligible Basis):	\$4,500,000
Federal Tax Credit Factor:	\$0.89607
State Tax Credit Factor:	\$0.80000

Except as allowed for projects basing cost on assumed third party debt, the "as if vacant" land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

The current legal description is part of a larger site and the project site's parcel (legal description and APN) have not yet been finalized. The legal description and APN for CA-24-638 must be completed as part of the placed in service package.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	9
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	119

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 87.767%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

JFM Villas Senior Apartments, located at 47135 Van Buren Street in Indio on a 2.58 acre site, requested and is being recommended for a reservation of \$1,838,213 in annual federal tax credits and \$6,550,729 in total state tax credits and \$19,846,311 of tax-exempt bond cap to finance the new construction of 50 units of housing, consisting of 49 restricted rental units and 1 unrestricted manager's unit. The project will have 16 studio units, 24 one-bedroom units, and 10 two-bedroom units, serving seniors with rents affordable to households earning 30%-60% of area median income (AMI). The construction is expected to begin in May 2025 and be completed in November 2026. The project will be developed by Coachella Valley Housing Coalition and will be located in Senate District 18 and Assembly District 56.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Contract. The project financing includes state funding from the Multifamily Housing Program (MHP) and the Joe Serna, Jr. Farmworker Housing Grant (FWHG) programs of HCD.

Project Number CA-24-639

Project Name JFM Villas Senior Apartments
Site Address: 47135 Van Buren Street
Indio, CA 92201
County: Riverside
Census Tract: 495.01

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$1,838,213	\$6,550,729
Recommended:	\$1,838,213	\$6,550,729

* The applicant made an election to sell (Certificate) all or any portion of the state credits.

Tax-Exempt Bond Allocation
Recommended: \$19,846,311

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: The Coachella Valley Housing Coalition
Contact: Mary Ann Ybarra
Address: 45701 Monroe Street, Suite G
Indio, CA 92201
Phone: (760) 347-3157
Email: maryann.ybarra@cvhc.org

Bond Financing Information
CDLAC Applicant/Bond Issuer: California Municipal Finance Authority
Bond Counsel: Anzel Galvan LLP
Private Placement Purchaser: Bank of America, N.A.

Development Team

General Partner(s) or Principal Owner(s): JFM Villas LLC
 General Partner Type: Nonprofit
 Parent Company(ies): The Coachella Valley Housing Coalition
 Developer: Coachella Valley Housing Coalition
 Investor/Consultant: Community Economics, Inc.
 Management Agent: Hyder & Company

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 50
 No. / % of Low Income Units: 49 100.00%
 Average Targeted Affordability: 39.39%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt / HUD Section 8 Project-based Vouchers
 (25 Units - 50%)

Information

Housing Type: Seniors
 Geographic Area: Inland Empire Region
 State Ceiling Pool: New Construction
 Set Aside: N/A
 CDLAC Project Analyst: Amit Sarang
 CTCAC Project Analyst: Brett Andersen

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	17	35%
40% AMI:	19	39%
50% AMI:	12	24%
60% AMI:	1	2%

Unit Mix

16 SRO/Studio Units
24 1-Bedroom Units
10 2-Bedroom Units
<u>50 Total Units</u>

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
3 SRO/Studio	30%	\$538
2 SRO/Studio	30%	\$538
2 SRO/Studio	40%	\$718
4 SRO/Studio	40%	\$718
4 SRO/Studio	50%	\$897
1 SRO/Studio	50%	\$897
7 1 Bedroom	30%	\$576
2 1 Bedroom	30%	\$576
2 1 Bedroom	40%	\$769
8 1 Bedroom	40%	\$769
4 1 Bedroom	50%	\$961
1 1 Bedroom	60%	\$1,153
1 2 Bedrooms	30%	\$691
2 2 Bedrooms	30%	\$691
1 2 Bedrooms	40%	\$922
2 2 Bedrooms	40%	\$922
1 2 Bedrooms	50%	\$1,152
2 2 Bedrooms	50%	\$1,152
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$1,065,000
Construction Costs	\$24,071,045
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$1,435,863
Soft Cost Contingency	\$300,000
Relocation	\$0
Architectural/Engineering	\$1,405,840
Const. Interest, Perm. Financing	\$4,051,871
Legal Fees	\$170,000
Reserves	\$425,396
Other Costs	\$2,172,792
Developer Fee	\$3,500,000
Commercial Costs	\$0
Total	\$38,597,807

Residential

Construction Cost Per Square Foot:	\$617
Per Unit Cost:	\$771,956
Estimated Hard Per Unit Cost:	\$417,271
True Cash Per Unit Cost*:	\$745,956
Bond Allocation Per Unit:	\$396,926
Bond Allocation Per Restricted Rental Unit:	\$405,027

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
Bank of America: Tax-Exempt	\$19,846,311	Bank of America: Tax-Exempt	\$2,222,900
Bank of America: Taxable	\$10,673,877	HCD: MHP	\$9,736,634
HCD: FWHG	\$2,698,773	HCD: FWHG	\$2,698,773
Tax Credit Equity	\$2,178,450	Deferred Developer Fee	\$1,300,000
		General Partner Equity	\$1,000,000
		Tax Credit Equity	\$21,639,500
		TOTAL	\$38,597,807

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	\$35,350,249
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$45,955,323
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$1,838,213
Total State Credit:	\$6,550,729
Approved Developer Fee (in Project Cost & Eligible Basis):	\$3,500,000
Federal Tax Credit Factor:	\$0.89211
State Tax Credit Factor:	\$0.80000

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

Staff noted a per unit development cost of \$745,956. The applicant noted that the per unit cost is attributed to inflation, prevailing wage costs, high cost of multiple key materials, holding cost, and construction cost.

The current legal description is part of a larger site and the project site’s parcel (legal description and APN) have not yet been finalized. The legal description and APN for CA-24-639 must be completed as part of the placed in service package.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	9
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	119

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 65.753%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

Saggio Hills Phase I, located at 450 Parkland Farms Boulevard in Healdsburg on a 2.28 acre site, requested and is being recommended for a reservation of \$1,862,084 in annual federal tax credits and \$19,650,000 of tax-exempt bond cap to finance the new construction of 48 units of housing, consisting of 47 restricted rental units and 1 unrestricted manager's unit. The project will have 6 studio units, 18 one-bedroom units, 12 two-bedroom units, and 12 three-bedroom units, serving families with rents affordable to households earning 30%-60% of area median income (AMI). The construction is expected to begin in May 2025 and be completed in October 2026. The project will be developed by Freebird Development Company, LLC / Jamboree Housing Corporation and will be located in Senate District 2 and Assembly District 2.

The project financing includes state funding from the Affordable Housing and Sustainable Communities (AHSC) program of HCD.

Project Number CA-24-644

Project Name Saggio Hills Phase I
Site Address: 450 Parkland Farms Boulevard
Healdsburg, CA 95448
County: Sonoma
Census Tract: 1539.05

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,862,084	\$0
Recommended:	\$1,862,084	\$0

Tax-Exempt Bond Allocation
Recommended: \$19,650,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Saggio Hills Lot 14, L.P.
Contact: Robin Zimbler
Address: 1111 Broadway, Suite 300
Oakland, CA 94607
Phone: (510) 319-6959
Email: robin@freebirddev.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: California Municipal Finance Authority
Bond Counsel: Jones Hall, A Professional Law Corporation
Private Placement Purchaser: Citibank, N.A.

Development Team

General Partner(s) or Principal Owner(s): Freebird Saggio Hills Lot 14 LLC
 JHC-Saggio Hills Lot 14 LLC

General Partner Type: Joint Venture

Parent Company(ies): Freebird Development Company, LLC
 Jamboree Housing Corporation

Developer: Freebird Development Company, LLC / Jamboree
 Housing Corporation

Investor/Consultant: Red Stone Equity Partners, LLC

Management Agent: John Stewart Company

Project Information

Construction Type: New Construction

Total # Residential Buildings: 1

Total # of Units: 48

No. / % of Low Income Units: 47 100.00%

Average Targeted Affordability: 49.57%

Federal Set-Aside Elected: 40%/60%

Federal Subsidy: Tax-Exempt

Information

Housing Type: Large Family

Geographic Area: Northern Region

State Ceiling Pool: N/A

Set Aside: N/A

CDLAC Project Analyst: Anthony Wey

CTCAC Project Analyst: Jacob Couch

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	12	26%
50% AMI:	13	28%
60% AMI:	22	47%

Unit Mix

6 SRO/Studio Units
18 1-Bedroom Units
12 2-Bedroom Units
12 3-Bedroom Units
48 Total Units

<u>Unit Type & Number</u>	<u>2024 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
6 SRO/Studio	30%	\$726
6 1 Bedroom	30%	\$778
11 1 Bedroom	60%	\$1,557
2 2 Bedrooms	50%	\$1,556
10 2 Bedrooms	60%	\$1,867
11 3 Bedrooms	50%	\$1,798
1 3 Bedrooms	60%	\$2,157
1 1 Bedroom	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$1,151,171
Construction Costs	\$25,327,390
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$1,318,928
Soft Cost Contingency	\$350,000
Relocation	\$0
Architectural/Engineering	\$1,462,174
Const. Interest, Perm. Financing	\$3,473,273
Legal Fees	\$245,000
Reserves	\$177,738
Other Costs	\$1,634,400
Developer Fee	\$2,500,000
Commercial Costs	\$0
Total	\$37,640,074

Residential

Construction Cost Per Square Foot:	\$423
Per Unit Cost:	\$784,168
Estimated Hard Per Unit Cost:	\$453,141
True Cash Per Unit Cost*:	\$784,168
Bond Allocation Per Unit:	\$409,375
Bond Allocation Per Restricted Rental Unit:	\$418,085

Construction Financing

<u>Source</u>	<u>Amount</u>
Citibank: Tax-Exempt	\$19,650,000
Citibank: Taxable	\$11,985,274
City of Healdsburg	\$1,151,170
Deferred Costs	\$177,738
Deferred Developer Fee	\$1,250,000
Tax Credit Equity	\$3,425,892

Permanent Financing

<u>Source</u>	<u>Amount</u>
Citibank: Tax-Exempt	\$3,623,293
HCD: AHSC	\$13,742,098
Sponsor Loan: AHSC	\$1,994,053
City of Healdsburg	\$1,151,170
Tax Credit Equity	\$17,129,460
TOTAL	\$37,640,074

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	\$35,809,310
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$46,552,103
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$1,862,084
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,500,000
Federal Tax Credit Factor:	\$0.91991

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

Staff noted a per unit development cost of \$857,829. The applicant noted that the per unit cost is attributed to increasing construction costs, high interest rates, prevailing wage requirements, new state energy code requirements, the separate community building, and public improvements required as a condition of the disposition and development agreement.

The proposed rent does not include a utility allowance. The owner will pay for all utilities.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	10
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	120

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 83.288%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

The Grant at Mission Trails, located at 5945 Mission Gorge Road in San Diego on a 0.4 acre site, requested and is being recommended for a reservation of \$1,612,900 in annual federal tax credits and \$8,617,124 in total state tax credits and \$16,993,197 of tax-exempt bond cap to finance the new construction of 48 units of housing, consisting of 47 restricted rental units and 1 unrestricted manager's unit. The project will have 12 one-bedroom units, 24 two-bedroom units, and 12 three-bedroom units, serving families with rents affordable to households earning 30%-60% of area median income (AMI). The construction is expected to begin in April 2025 and be completed in January 2027. The project will be developed by CRP Affordable Housing & Community Development LLC and will be located in Senate District 39 and Assembly District 78.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers.

Project Number CA-24-647

Project Name The Grant at Mission Trails
Site Address: 5945 Mission Gorge Road
San Diego, CA 92120
County: San Diego
Census Tract: 96.04

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$1,612,900	\$8,617,124
Recommended:	\$1,612,900	\$8,617,124

* The applicant made an election to sell (Certificate) all or any portion of the state credits.

Tax-Exempt Bond Allocation
Recommended: \$16,993,197

CTCAC Applicant Information

CTCAC Applicant/CDLAC Sponsor: The Grant at Mission Trails LP
Applicant for State Credits: Pacific Southwest Community Development Corporation
Contact: Paul Salib
Address: 122 East 42nd Street Suite 1903
New York, NY 10168
Phone: 212-776-1619
Email: psalib@crpaffordable.com

Bond Financing Information

CDLAC Applicant/Bond Issuer: California Housing Finance Agency
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: Citibank, N.A.

Development Team

General Partner(s) or Principal Owner(s): PSCDC The Grant LLC
 The Grant at Mission Trails AGP LLC

General Partner Type: Joint Venture

Parent Company(ies): Pacific Southwest Community Development Corporation
 CRP Affordable Housing & Community Development
 CRP Affordable Housing & Community Development LLC

Developer: CRP Affordable Housing & Community Development LLC

Investor/Consultant: RBC Capital Markets

Management Agent: Hyder & Company

Project Information

Construction Type: New Construction

Total # Residential Buildings: 1

Total # of Units: 48

No. / % of Low Income Units: 47 100.00%

Average Targeted Affordability: 45.74%

Federal Set-Aside Elected: 40%/60%

Federal Subsidy: Tax-Exempt / HUD-VASH Section 8 Project-based Vouchers (12 Units - 26%) / Community Development Block Grant (CDBG) / American Rescue Plan Act (ARPA)

Information

Housing Type: Large Family

Geographic Area: San Diego County

State Ceiling Pool: New Construction

Set Aside: N/A

Homeless Set Aside Units: 14

CDLAC Project Analyst: Amit Sarang

CTCAC Project Analyst: Jacob Couch

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	17	36%
40% AMI:	4	9%
50% AMI:	8	17%
60% AMI:	18	38%

Unit Mix

12 1-Bedroom Units
24 2-Bedroom Units
12 3-Bedroom Units
48 Total Units

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
12 1 Bedroom	30%	\$852
12 2 Bedrooms	60%	\$2,046
4 2 Bedrooms	50%	\$1,705
4 2 Bedrooms	40%	\$1,364
3 2 Bedrooms	30%	\$1,023
6 3 Bedrooms	60%	\$2,364
4 3 Bedrooms	50%	\$1,970
2 3 Bedrooms	30%	\$1,182
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$3,300,000
Construction Costs	\$19,719,823
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$1,025,000
Soft Cost Contingency	\$292,338
Relocation	\$0
Architectural/Engineering	\$1,470,000
Const. Interest, Perm. Financing	\$2,529,008
Legal Fees	\$352,500
Reserves	\$312,758
Other Costs	\$2,371,386
Developer Fee	\$4,045,735
Commercial Costs	\$0
Total	\$35,418,548

Residential

Construction Cost Per Square Foot:	\$375
Per Unit Cost:	\$737,886
Estimated Hard Per Unit Cost:	\$355,439
True Cash Per Unit Cost*:	\$705,684
Bond Allocation Per Unit:	\$354,025
Bond Allocation Per Restricted Rental Unit:	\$361,557

Construction Financing

Source	Amount
Citibank: Tax-Exempt	\$16,993,197
Citibank: Taxable	\$1,809,339
County of San Diego: ARPA	\$2,750,000
City of San Diego: CDBG	\$2,500,000
SDHC ¹	\$2,200,000
Deferred Costs	\$3,883,495
Tax Credit Equity	\$5,282,518

Permanent Financing

Source	Amount
Citibank: Tax-Exempt	\$5,292,738
County of San Diego: ARPA	\$2,750,000
City of San Diego: CDBG	\$2,500,000
SDHC ¹	\$2,200,000
Deferred Developer Fee	\$1,545,735
Tax Credit Equity	\$21,130,075
TOTAL	\$35,418,548

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

¹ San Diego Housing Commission

Determination of Credit Amount(s)

Requested Eligible Basis:	\$31,017,308
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$40,322,500
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$1,612,900
Total State Credit:	\$8,617,124
Approved Developer Fee (in Project Cost & Eligible Basis):	\$4,045,735
Federal Tax Credit Factor:	\$0.83992
State Tax Credit Factor:	\$0.88000

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

Staff noted a per unit cost of \$705,684. The applicant noted that the per unit cost is attributed to increased costs associated with building in a DDA, complex design requirements, prevailing wage costs, and supply chain issues.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	10
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	120

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 96.768%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
 CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
 Project Staff Report
 Qualified Private Activity Tax-Exempt Bond Project
 December 11, 2024**

Seventh Street Village, located at 7th Street & J Street in Modesto on a 0.88 acre site, requested and is being recommended for a reservation of \$3,484,875 in annual federal tax credits and \$37,517,305 of tax-exempt bond cap to finance the new construction of 79 units of housing, consisting of 77 restricted rental units and 2 unrestricted manager's units. The project will have 12 one-bedroom units, 35 two-bedroom units, and 32 three-bedroom units, serving families with rents affordable to households earning 30%-80% of area median income (AMI). The construction is expected to begin in June 2025 and be completed in March 2027. The project will be developed by Visionary Home Builders of CA, Inc. and will be located in Senate District 4 and Assembly District 22.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers. The project financing includes state funding from the Affordable Housing and Sustainable Communities (AHSC) and Permanent Local Housing Allocation (PLHA) programs of HCD.

Project Number CA-24-648

Project Name Seventh Street Village
 Site Address: 7th Street & J Street
 Modesto, CA 95354
 County: Stanislaus
 Census Tract: 17.00

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$3,484,875	\$0
Recommended:	\$3,484,875	\$0

Tax-Exempt Bond Allocation
 Recommended: \$37,517,305

CTCAC Applicant Information
 CTCAC Applicant/CDLAC Sponsor: Visionary Home Builders of California, Inc.
 Contact: Carol J. Ornelas
 Address: 315 North San Joaquin Street
 Stockton, CA 95202
 Phone: 209-466-6811
 Email: dev@visionaryhomebuilders.org

Bond Financing Information
 CDLAC Applicant/Bond Issuer: CMFA
 Bond Counsel: Jones Hall, A Professional Law Corporation
 Private Placement Purchaser: Banner Bank

Development Team

General Partners / Principal Owners: VHB Seventh Street Village LLC
 General Partner Type: Nonprofit
 Parent Company: Visionary Home Builders of California, Inc.
 Developer: Visionary Home Builders of CA, Inc.
 Investor/Consultant: California Housing Partnership
 Management Agent: VPMG

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 79
 No. / % of Low Income Units: 77 100.00%
 Average Targeted Affordability: 48.33%
 Federal Set-Aside Elected: 40%/60% Average Income
 Federal Subsidy: Tax-Exempt / HOME/ HUD Section 8 Project-based Vouchers (30 Units - 39%) / Community Development Block Grant (CDBG)

Information

Housing Type: Large Family
 Geographic Area: Central Valley Region
 State Ceiling Pool: New Construction
 Set Aside: N/A
 CDLAC Project Analyst: Anthony Wey
 CTCAC Project Analyst: Jacob Couch

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>of Affordable Units</u>
30% AMI:	20	26%
40% AMI:	17	22%
50% AMI:	16	21%
60% AMI:	13	17%
80% AMI*:	11	14%

*CTCAC restricted only

Unit Mix

12 1-Bedroom Units
 35 2-Bedroom Units
32 3-Bedroom Units
 79 Total Units

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
7 1 Bedroom	30%	\$512
7 2 Bedrooms	30%	\$615
6 3 Bedrooms	30%	\$710
2 1 Bedroom	40%	\$683
8 2 Bedrooms	40%	\$820
7 3 Bedrooms	40%	\$947
1 1 Bedroom	50%	\$854
7 2 Bedrooms	50%	\$1,025
8 3 Bedrooms	50%	\$1,184
1 1 Bedroom	60%	\$1,025
6 2 Bedrooms	60%	\$1,230
6 3 Bedrooms	60%	\$1,421
1 1 Bedroom	80%	\$1,367
6 2 Bedrooms	80%	\$1,577
4 3 Bedrooms	80%	\$1,895
1 2 Bedrooms	Manager's Unit	\$0
1 3 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$3,188,806
Construction Costs	\$44,942,600
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$2,355,000
Soft Cost Contingency	\$267,143
Relocation	\$0
Architectural/Engineering	\$1,509,079
Const. Interest, Perm. Financing	\$7,067,115
Legal Fees	\$245,000
Reserves	\$279,459
Other Costs	\$3,260,876
Developer Fee	\$8,741,325
Commercial Costs	\$0
Total	\$71,856,403

Residential

Construction Cost Per Square Foot:	\$273
Per Unit Cost:	\$909,575
Estimated Hard Per Unit Cost:	\$501,456
True Cash Per Unit Cost*:	\$830,571
Bond Allocation Per Unit:	\$474,903
Bond Allocation Per Restricted Rental Unit:	\$568,444

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Banner Bank: Tax-Exempt	\$37,517,305	Banner Bank: Tax-Exempt	\$7,312,000
Banner Bank: Taxable	\$13,948,823	City of Modesto: CDBG	\$1,852,631
City of Modesto: CDBG	\$1,852,631	City of Modesto: HOME	\$3,509,216
City of Modesto: HOME	\$3,509,216	City of Modesto: PLHA	\$1,490,784
City of Modesto: PLHA	\$1,490,784	HCD: AHSC	\$16,000,000
HCD: AHSC	\$1,300,000	HCD: AHSC: HRI ¹	\$1,300,000
Deferred Costs	\$2,966,109	RAZA Development Fund	\$987,000
Deferred Developer Fee	\$6,241,325	Deferred Costs	\$967,750
General Partner Equity	\$100	Deferred Developer Fee	\$6,241,325
Tax Credit Equity	\$3,030,110	General Partner Equity	\$100
		Tax Credit Equity	\$32,195,597
		TOTAL	\$71,856,403

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

¹Housing-Related Infrastructure

Determination of Credit Amount(s)

Requested Eligible Basis:	\$67,016,825
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$87,121,873
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$3,484,875
Approved Developer Fee (in Project Cost & Eligible Basis):	\$8,741,325
Federal Tax Credit Factor:	\$0.92387

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

Staff noted a per unit development cost of \$830,571. The applicant noted that the per unit cost is attributed to the double concrete podium style foundation, fire suppression systems, the utilization of a material hoistway and cranes during construction, prevailing wages, security, as well as solar, battery and other electric code requirements.

The project anticipates receiving HUD Section 8 project-based vouchers with a 15-year term for 30 of the 79 tax-credit units.

Projects with funding and subsidies from HUD are required to use Utility Allowances (UAs) approved by HUD. The applicant’s request to use the CUAC for Seventh Street Village (CA-24-648) is subject to approval by HUD.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitati on Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	9
Site Amenities	10	10	10
Service Amenities	10	10	0
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	109

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 72.550%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
 CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
 Project Staff Report
 Qualified Private Activity Tax-Exempt Bond Project
 December 11, 2024**

Civic Crossing (699 Ygnacio Valley Road), located at 699 Ygnacio Valley Road in Walnut Creek on a 0.86 acre site, requested and is being recommended for a reservation of \$3,884,742 in annual federal tax credits and \$46,881,118 of tax-exempt bond cap to finance the new construction of 93 units of housing, consisting of 92 restricted rental units and 1 unrestricted manager's unit. The project will have 24 studio units, 21 one-bedroom units, 24 two-bedroom units, and 24 three-bedroom units, serving families with rents affordable to households earning 20%-60% of area median income (AMI). The construction is expected to begin in May 2025 and be completed in February 2027. The project will be developed by Resources for Community Development and will be located in Senate District 7 and Assembly District 16.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers. The project financing includes state funding from the No Place Like Home (NPLH), Affordable Housing and Sustainable Communities (AHSC), and Local Housing Trust Fund (LHTF) programs of HCD.

Project Number CA-24-649

Project Name Civic Crossing (699 Ygnacio Valley Road)
 Site Address: 699 Ygnacio Valley Road
 Walnut Creek, CA 94596
 County: Contra Costa
 Census Tract: 3390.03

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$3,884,742	\$0
Recommended:	\$3,884,742	\$0

Tax-Exempt Bond Allocation
 Recommended: \$46,881,118

CTCAC Applicant Information
 CTCAC Applicant/CDLAC Sponsor: YVR, L.P.
 Contact: Norma Guzman
 Address: 2220 Oxford Street
 Berkeley, CA 94704
 Phone: 510-841-4410
 Email: nguzman@rcdhousing.org

Bond Financing Information
 CDLAC Applicant/Bond Issuer: California Municipal Finance Authority
 Bond Counsel: Jones Hall, A Professional Law Corporation
 Private Placement Purchaser: Chase Bank

Development Team

General Partner(s) or Principal Owner(s): RCD GP LLC
 General Partner Type: Nonprofit
 Parent Company(ies): Resources for Community Development
 Developer: Resources for Community Development
 Investor/Consultant: Community Economics
 Management Agent: The John Stewart Company

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 93
 No. / % of Low Income Units: 92 100.00%
 Average Targeted Affordability: 41.53%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt / HOME / HUD Section 8 Project-based Vouchers
 (24 Units - 26%)

Information

Housing Type: Large Family
 Geographic Area: East Bay Region
 State Ceiling Pool: New Construction
 Set Aside: N/A
 Homeless Set Aside Units: 30
 CDLAC Project Analyst: Sarah Lester
 CTCAC Project Analyst: Jacob Couch

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	36	39%
50% AMI:	32	35%
60% AMI:	24	26%

Unit Mix

24 SRO/Studio Units
 21 1-Bedroom Units
 24 2-Bedroom Units
 24 3-Bedroom Units

 93 Total Units

<u>Unit Type & Number</u>	<u>2024 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
16 SRO/Studio	20%	\$545
8 SRO/Studio	20%	\$545
5 1 Bedroom	20%	\$584
1 1 Bedroom	20%	\$584
7 1 Bedroom	50%	\$1,460
8 1 Bedroom	60%	\$1,752
2 2 Bedrooms	30%	\$1,051
1 2 Bedrooms	30%	\$1,051
9 2 Bedrooms	50%	\$1,752
11 2 Bedrooms	60%	\$2,103
1 3 Bedrooms	30%	\$1,214
2 3 Bedrooms	30%	\$1,214
16 3 Bedrooms	50%	\$2,024
5 3 Bedrooms	60%	\$2,429
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$9,306,567
Construction Costs	\$52,098,375
Construction Hard Cost Contingency	\$3,880,142
Soft Cost Contingency	\$589,140
Architectural/Engineering	\$2,854,254
Const. Interest, Perm. Financing	\$9,824,643
Legal Fees	\$138,190
Reserves	\$1,395,151
Other Costs	\$5,035,933
Developer Fee	\$3,500,000
Commercial Costs	\$1,808,872
Total	\$90,431,267

Residential

Construction Cost Per Square Foot:	\$825
Per Unit Cost:	\$950,011
Estimated Hard Per Unit Cost:	\$508,032
True Cash Per Unit Cost*:	\$936,356
Bond Allocation Per Unit:	\$504,098
Bond Allocation Per Restricted Rental Unit:	\$509,577

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
Chase Bank: Tax-Exempt	\$46,881,118	Chase Bank: Tax-Exempt	\$1,209,000
Chase Bank: Taxable	\$14,584,359	County of Contra Costa: HOME	\$6,833,819
County of Contra Costa: HOME	\$6,833,819	HCD: NPLH	\$9,414,110
City of Walnut Creek	\$10,500,000	HCD: AHSC	\$20,904,291
HCD: AHSC	\$3,889,406	Sponsor Loan: AHSC	\$3,889,406
General Partner Equity	\$100	City of Walnut Creek	\$10,500,000
Tax Credit Equity	\$3,659,814	Deferred Developer Fee	\$1,299,900
		General Partner Equity	\$100
		Tax Credit Equity	\$36,380,641
		TOTAL	\$90,431,267

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	\$74,706,577
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$97,118,550
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$3,884,742
Approved Developer Fee in Project Cost:	\$3,500,000
Approved Developer Fee in Eligible Basis:	\$3,228,669
Federal Tax Credit Factor:	\$0.93650

Except as allowed for projects basing cost on assumed third party debt, the "as if vacant" land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

Staff noted a per-unit cost of \$936,356. The applicant noted that the per unit cost is attributed to high land costs and interest rates, prevailing wage and reserve requirements, inclusion of solar energy, and required utilities, environmental mitigation, and off-site costs.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

Standard Conditions

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	10
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	120

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 89.304%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

The Crawford, located at 1130 Harvey Way in Roseville on a 10.88 acre site, requested and is being recommended for a reservation of \$5,664,712 in annual federal tax credits and \$59,000,000 of tax-exempt bond cap to finance the new construction of 265 units of housing, consisting of 262 restricted rental units and 3 unrestricted manager's units. The project will have 66 one-bedroom units, 132 two-bedroom units, and 67 three-bedroom units, serving families with rents affordable to households earning 30%-70% of area median income (AMI). The construction is expected to begin in December 2024 and be completed in April 2027. The project will be developed by USA Multi-Family Development, Inc. and will be located in Senate District 6 and Assembly District 5.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers.

Project Number CA-24-652

Project Name The Crawford
Site Address: 1130 Harvey Way
Roseville, CA 95747
County: Placer
Census Tract: 213.25

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$5,664,712	\$0
Recommended:	\$5,664,712	\$0

Tax-Exempt Bond Allocation
Recommended: \$59,000,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Roseville Harvey 715, LP.
Contact: Darren Bobrowsky
Address: 3200 Douglas Boulevard, Suite 200
Roseville, CA 95661
Phone: (916) 865-3981
Email: dbobrowsky@usapropfund.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: California Municipal Finance Authority
Bond Counsel: Anzel Galvan LLP
Private Placement Purchaser: Citibank, N.A.

Development Team

General Partner(s) or Principal Owner(s): USA Roseville Harvey 715, L.P.
 Riverside Charitable Corporation
 General Partner Type: Joint Venture
 Parent Company(ies): USA Properties Fund, Inc.
 Riverside Charitable Corporation
 Developer: USA Multi-Family Development, Inc.
 Investor/Consultant: WNC
 Management Agent: USA Multifamily Management, Inc.

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 11
 Total # of Units: 265
 No. / % of Low Income Units: 262 100.00%
 Average Targeted Affordability: 59.99%
 Federal Set-Aside Elected: 40%/60% Average Income
 Federal Subsidy: Tax-Exempt / HUD Section 8 Project-based Vouchers (8 Units - 3%)

Information

Housing Type: Large Family
 Geographic Area: Capital Region
 CDLAC Project Analyst: Sarah Lester
 CTCAC Project Analyst: Franklin Cui

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	27	10%
50% AMI:	64	24%
60% AMI:	26	10%
70% AMI*:	145	55%

*CTCAC restricted only

Unit Mix

66 1-Bedroom Units
132 2-Bedroom Units
67 3-Bedroom Units
265 Total Units

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
2 1 Bedroom	30%	\$663
4 1 Bedroom	30%	\$663
16 1 Bedroom	50%	\$1,105
7 1 Bedroom	60%	\$1,326
37 1 Bedroom	70%	\$1,547
4 2 Bedrooms	30%	\$795
3 2 Bedrooms	30%	\$795
16 2 Bedrooms	50%	\$1,326
7 2 Bedrooms	60%	\$1,591
35 2 Bedrooms	70%	\$1,856
7 2 Bedrooms	30%	\$795
16 2 Bedrooms	50%	\$1,326
6 2 Bedrooms	60%	\$1,591
36 2 Bedrooms	70%	\$1,856
2 3 Bedrooms	30%	\$919
5 3 Bedrooms	30%	\$919
16 3 Bedrooms	50%	\$1,532
6 3 Bedrooms	60%	\$1,839
37 3 Bedrooms	70%	\$2,145
2 2 Bedrooms	Manager's Unit	\$0
1 3 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$288,534
Construction Costs	\$63,705,731
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$6,207,646
Soft Cost Contingency	\$865,206
Relocation	\$0
Architectural/Engineering	\$2,583,459
Const. Interest, Perm. Financing	\$12,312,415
Legal Fees	\$100,000
Reserves	\$1,155,921
Other Costs	\$14,267,743
Developer Fee	\$14,209,145
Commercial Costs	\$0
Total	\$115,695,800

Residential

Construction Cost Per Square Foot:	\$300
Per Unit Cost:	\$436,588
Estimated Hard Per Unit Cost:	\$203,904
True Cash Per Unit Cost*:	\$394,456
Bond Allocation Per Unit:	\$222,642
Bond Allocation Per Restricted Rental Unit:	\$504,274

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
Citi: Tax-Exempt	\$59,000,000	Citi	\$29,885,000
Citi: Taxable	\$6,100,000	Safehold: Ground Lease	\$18,599,900
Recycled Tax-Exempt	\$3,000,000	Net Operating Income	\$2,766,561
Safehold: Ground Lease	\$18,599,900	Deferred Developer Fee	\$11,164,870
Net Operating Income	\$395,977	Solar Tax Credit Equity	\$602,916
Deferred Costs	\$15,548,466	Tax Credit Equity	\$52,676,553
Tax Credit Equity	\$7,991,920	TOTAL	\$115,695,800

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	\$108,936,779
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$141,617,813
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$5,664,712
Approved Developer Fee (in Project Cost & Eligible Basis):	\$14,209,145
Federal Tax Credit Factor:	\$0.92991

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions: None.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	10
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	120

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 97.597%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

The project, 850 Turk Street, located at 850 Turk Street in San Francisco on a 0.43 acre site, requested and is being recommended for a reservation of \$4,567,466 in annual federal tax credits and \$48,478,327 of tax-exempt bond cap to finance the new construction of 92 units of housing, consisting of 91 restricted rental units and 1 unrestricted manager's unit. The project will have 28 studio units, 16 one-bedroom units, 21 two-bedroom units, and 27 three-bedroom units, serving families with rents affordable to households earning 30%-60% of area median income (AMI). The construction is expected to begin in April 2025 and be completed in February 2027. The project will be developed by MidPen Housing Corporation and will be located in Senate District 11 and Assembly District 17.

The project financing includes state funding from the Infill Infrastructure Grant (IIG), Local Government Matching Grant (LGMG), & Affordable Housing and Sustainable Communities (AHSC) programs of HCD.

Project Number CA-24-653

Project Name 850 Turk Street
Site Address: 850 Turk Street
San Francisco, CA 94102
County: San Francisco
Census Tract: 160.00

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$4,567,466	\$0
Recommended:	\$4,567,466	\$0

Tax-Exempt Bond Allocation
Recommended: \$48,478,327

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: MidPen Housing Corporation
Contact: Joanna Carman
Address: 303 Vintage Park Drive, Ste. 250
Foster City, CA 94404
Phone: 831-707-2141
Email: joanna.carman@midpen-housing.org

Bond Financing Information
CDLAC Applicant/Bond Issuer: Mayor's Office of Housing and Community Development
Bond Counsel: Jones Hall, A Professional Law Corporation
Private Placement Purchaser: Wells Fargo Bank, N.A.

Development Team
General Partner(s) or Principal Owner(s): MP Turk Street LLC
General Partner Type: Nonprofit
Parent Company(ies): MidPen Housing Corporation
Developer: MidPen Housing Corporation
Investor/Consultant: California Housing Partnership
Management Agent: MidPen Property Management Corporation

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 92
 No. / % of Low Income Units: 91 100.00%
 Average Targeted Affordability: 42.30%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt

Information

Housing Type: Large Family
 Geographic Area: San Francisco County
 State Ceiling Pool: New Construction
 Set Aside: Extremely Low/Very Low Income Set Aside
 CDLAC Project Analyst: Amit Sarang
 CTCAC Project Analyst: Brett Andersen

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	25	27%
40% AMI:	32	35%
50% AMI:	21	23%
60% AMI:	13	14%

Unit Mix

28 SRO/Studio Units
 16 1-Bedroom Units
 21 2-Bedroom Units
 27 3-Bedroom Units

 92 Total Units

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
8 SRO/Studio	30%	\$1,027
5 1 Bedroom	30%	\$1,102
6 2 Bedrooms	30%	\$1,322
6 3 Bedrooms	30%	\$1,497
12 SRO/Studio	40%	\$1,370
5 1 Bedroom	40%	\$1,469
6 2 Bedrooms	40%	\$1,762
9 3 Bedrooms	40%	\$2,036
8 SRO/Studio	50%	\$1,713
3 1 Bedroom	50%	\$1,836
4 2 Bedrooms	50%	\$2,203
6 3 Bedrooms	50%	\$2,545
3 1 Bedroom	60%	\$2,204
4 2 Bedrooms	60%	\$2,644
6 3 Bedrooms	60%	\$2,996
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$904,536
Construction Costs	\$61,560,217
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$3,116,913
Soft Cost Contingency	\$268,067
Relocation	\$0
Architectural/Engineering	\$3,113,000
Const. Interest, Perm. Financing	\$10,158,114
Legal Fees	\$170,000
Reserves	\$458,726
Other Costs	\$2,991,215
Developer Fee	\$11,456,854
Commercial Costs	\$0
Total	\$94,197,642

Residential

Construction Cost Per Square Foot:	\$624
Per Unit Cost:	\$1,023,887
Estimated Hard Per Unit Cost:	\$589,748
True Cash Per Unit Cost*:	\$923,269
Bond Allocation Per Unit:	\$526,938
Bond Allocation Per Restricted Rental Unit:	\$532,729

Construction Financing

Source	Amount
Wells Fargo: Tax-Exempt	\$48,478,327
Wells Fargo: Taxable	\$13,769,242
HCD: IIG	\$1,317,000
HCD: LGMG	\$7,760,753
SF MOHCD ¹	\$5,000,000
Deferred Costs	\$2,328,126
Deferred Developer Fee	\$9,256,854
General Partner Equity	\$100
Tax Credit Equity	\$6,287,240

Permanent Financing

Source	Amount
CCRC ²	\$5,503,000
HCD: AHSC	\$22,000,000
HCD: IIG	\$1,317,000
HCD: LGMG	\$7,760,753
SF MOHCD ¹	\$5,000,000
Deferred Developer Fee	\$9,256,854
General Partner Equity	\$100
Tax Credit Equity	\$43,359,935
TOTAL	\$94,197,642

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

¹San Francisco Mayor's Office of Housing and Community Development

²California Community Reinvestment Corporation

Determination of Credit Amount(s)

Requested Eligible Basis:	\$87,835,877
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$114,186,640
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$4,567,466
Approved Developer Fee (in Project Cost & Eligible Basis):	\$11,456,854
Federal Tax Credit Factor:	\$0.94932

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

Staff noted a per unit development cost of \$923,269. The applicant noted that the per unit cost is attributed to labor, design, and construction costs in San Francisco; as well as mitigation of substances at the proposed building site and building the foundation system to support a high-rise building.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	9
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	119

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 150.476%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

Alveare Parkview, located at 1405 South Broadway in Los Angeles on a 0.94 acre site, requested and is being recommended for a reservation of \$4,958,397 in annual federal tax credits and \$52,330,000 of tax-exempt bond cap to finance the new construction of 105 units of housing, consisting of 104 restricted rental units and 1 unrestricted manager's unit. The project will have 6 studio units, 38 one-bedroom units, 31 two-bedroom units, and 30 three-bedroom units, serving families with rents affordable to households earning 20%-60% of area median income (AMI). The construction is expected to begin in June 2025 and be completed in February 2027. The project will be developed by Related Irvine Development Company, LLC and will be located in Senate District 28 and Assembly District 57.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers. The project financing includes state funding from the Infill Infrastructure Grant (IIG), Local Government Matching Grant (LGMG), and Affordable Housing and Sustainable Communities (AHSC) programs of HCD.

Project Number CA-24-654

Project Name Alveare Parkview
Site Address: 1405 South Broadway
Los Angeles, CA 90015
County: Los Angeles
Census Tract: 2240.10

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$4,958,397	\$0
Recommended:	\$4,958,397	\$0

Tax-Exempt Bond Allocation
Recommended: \$52,330,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Alveare Parkview Housing Partners, L.P.
Contact: Frank Cardone
Address: 18201 Von Karman Avenue, Suite 900
Irvine, CA 92612
Phone: (949) 660-7272
Email: fcardone@related.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: Housing Authority of the City of Los Angeles (HACLA)
Bond Counsel: Kutak Rock LLP
Private Placement Purchaser: U.S. Bank, N.A

Development Team

General Partner(s) or Principal Owner(s): Related/Alveare Parkview Development Co., LLC
 La Cienega LOMOD, Inc.
 Weingart Alveare Parkview, LLC

General Partner Type: Joint Venture

Parent Company(ies): The Related Companies of California
 La Cienega LOMOD, Inc.
 Weingart Alveare Parkview, LLC

Developer: Related Irvine Development Company, LLC

Investor/Consultant: U.S. Bancorp Community Development Corporation

Management Agent: Related Management Company

Project Information

Construction Type: New Construction

Total # Residential Buildings: 1

Total # of Units: 105

No. / % of Low Income Units: 104 100.00%

Average Targeted Affordability: 39.80%

Federal Set-Aside Elected: 40%/60%

Federal Subsidy: Tax-Exempt / HUD Project-based Vouchers (62 Units - 60%)

Information

Housing Type: Large Family

Geographic Area: City of Los Angeles

State Ceiling Pool: New Construction

Set Aside: N/A

CDLAC Project Analyst: Daisy Andrade

CTCAC Project Analyst: Nick White

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	44	42%
40% AMI:	18	17%
50% AMI:	20	19%
60% AMI:	22	21%

Unit Mix

6 SRO/Studio Units
38 1-Bedroom Units
31 2-Bedroom Units
30 3-Bedroom Units
<u>105 Total Units</u>

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
2 SRO/Studio	20%	\$485
2 SRO/Studio	30%	\$728
2 SRO/Studio	40%	\$971
8 1 Bedroom	20%	\$520
8 1 Bedroom	30%	\$780
4 1 Bedroom	40%	\$1,040
8 1 Bedroom	50%	\$1,300
10 1 Bedroom	60%	\$1,560
6 2 Bedrooms	20%	\$624
6 2 Bedrooms	30%	\$936
6 2 Bedrooms	40%	\$1,248
6 2 Bedrooms	50%	\$1,560
6 2 Bedrooms	60%	\$1,872
6 3 Bedrooms	20%	\$721
6 3 Bedrooms	30%	\$1,081
6 3 Bedrooms	40%	\$1,442
6 3 Bedrooms	50%	\$1,803
6 3 Bedrooms	60%	\$2,163
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$396,100
Construction Costs	\$64,358,464
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$4,886,134
Soft Cost Contingency	\$864,000
Relocation	\$0
Architectural/Engineering	\$3,054,000
Const. Interest, Perm. Financing	\$11,270,221
Legal Fees	\$643,000
Reserves	\$2,219,794
Other Costs	\$3,947,193
Developer Fee	\$11,805,600
Commercial Costs	\$0
Total	\$103,444,506

Residential

Construction Cost Per Square Foot:	\$598
Per Unit Cost:	\$985,186
Estimated Hard Per Unit Cost:	\$533,728
True Cash Per Unit Cost*:	\$918,890
Bond Allocation Per Unit:	\$498,381
Bond Allocation Per Restricted Rental Unit:	\$503,173

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
U.S. Bank: Tax-Exempt	\$52,330,000	U.S. Bank: Tax-Exempt	\$1,100,000
U.S. Bank: Taxable	\$15,204,116	U.S. Bank: Taxable	\$11,720,000
HCD: LGMG	\$2,078,154	HCD: LGMG	\$2,078,154
HCD: IIG	\$7,230,000	HCD: AHSC	\$19,665,859
City of LA: ULA ¹	\$10,559,557	HCD: IIG	\$7,230,000
Deferred Operating Deficit	\$721,912	City of LA: ULA ¹	\$10,559,557
Deferred RAD Reserve	\$1,124,000	Deferred Developer Fee	\$6,961,100
Deferred Transition Reserve	\$373,882	General Partner Equity	\$100
Deferred Developer Fee	\$7,203,325	Tax Credit Equity	\$44,129,736
General Partner Equity	\$100	TOTAL	\$103,444,506
Tax Credit Equity	\$6,619,460		

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

¹United to House LA Accelerator Plus Program

Determination of Credit Amount(s)

Requested Eligible Basis:	\$95,363,333
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$123,972,333
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$4,958,397
Approved Developer Fee (in Project Cost & Eligible Basis):	\$11,805,600
Federal Tax Credit Factor:	\$0.89000

Except as allowed for projects basing cost on assumed third party debt, the "as if vacant" land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

Staff noted a per unit development cost of \$893,092. The applicant noted that the per unit cost is attributed to prevailing wages, public park cost, parking, premium finishes, site work, demolition, remediation, electrical services, and holding cost.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	9
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	119

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 108.773%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
 CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
 Project Staff Report
 Qualified Private Activity Tax-Exempt Bond Project
 December 11, 2024**

Mulberry Gardens Family Apartments, located at 2560 Mulberry Street in Riverside on a 2.81 acre site, requested and is being recommended for a reservation of \$4,561,791 in annual federal tax credits and \$48,178,510 of tax-exempt bond cap to finance the new construction of 150 units of housing, consisting of 149 restricted rental units and 1 unrestricted manager's unit. The project will have 73 one-bedroom units, 39 two-bedroom units, and 38 three-bedroom units, serving families with rents affordable to households earning 30%-60% of area median income (AMI). The construction is expected to begin in April 2025 and be completed in April 2027. The project will be developed by Eden Housing, Inc. and will be located in Senate District 31 and Assembly District 41.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers. The project financing includes state funding from the Infill Infrastructure Grant (IIG), Affordable Housing and Sustainable Communities (AHSC), and Local Government Matching Grant (LGMG) programs of HCD and the BUILD program of California Energy Commission (CEC).

Project Number CA-24-661

Project Name Mulberry Gardens Family Apartments
 Site Address: 2560 Mulberry Street
 Riverside, CA 92501
 County: Riverside
 Census Tract: 301.03

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$4,561,791	\$0
Recommended:	\$4,561,791	\$0

Tax-Exempt Bond Allocation
 Recommended: \$48,178,510

CTCAC Applicant Information
 CTCAC Applicant/CDLAC Sponsor: Eden Housing, Inc.
 Contact: Aruna Doddapaneni
 Address: 22645 Grand Street
 Hayward, CA 94541
 Phone: 619-848-7818
 Email: aruna.doddapaneni@edenhousing.org

Bond Financing Information
 CDLAC Applicant/Bond Issuer: California Municipal Finance Authority
 Bond Counsel: Jones Hall, A Professional Law Corporation
 Private Placement Purchaser: Chase Bank

Development Team

General Partner(s) or Principal Owner(s): Mulberry Gardens Family LLC
 General Partner Type: Nonprofit
 Parent Company(ies): Eden Housing, Inc
 Developer: Eden Housing, Inc.
 Investor/Consultant: Community Economics, Inc.
 Management Agent: Eden Housing Management, Inc.

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 150
 No. / % of Low Income Units: 149 100.00%
 Average Targeted Affordability: 45.51%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt / HOME / HUD Section 8 Project-based Vouchers
 (37 Units - 25%)

Information

Housing Type: Large Family
 Geographic Area: Inland Empire Region
 State Ceiling Pool: New Construction
 Set Aside: N/A
 CDLAC Project Analyst: Jake Salle
 CTCAC Project Analyst: Jacob Paixao

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	38	26%
40% AMI:	22	15%
50% AMI:	58	39%
60% AMI:	31	21%

Unit Mix

73 1-Bedroom Units
39 2-Bedroom Units
38 3-Bedroom Units
150 Total Units

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
10 1 Bedroom	30%	\$576
12 1 Bedroom	30%	\$576
6 1 Bedroom	40%	\$769
5 1 Bedroom	40%	\$769
40 1 Bedroom	50%	\$961
2 2 Bedrooms	30%	\$691
6 2 Bedrooms	30%	\$691
3 2 Bedrooms	40%	\$922
4 2 Bedrooms	40%	\$922
23 2 Bedrooms	60%	\$1,383
2 3 Bedrooms	30%	\$799
6 3 Bedrooms	30%	\$799
4 3 Bedrooms	40%	\$1,066
18 3 Bedrooms	50%	\$1,332
8 3 Bedrooms	60%	\$1,599
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$799,448
Construction Costs	\$62,778,340
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$4,897,682
Soft Cost Contingency	\$800,000
Relocation	\$0
Architectural/Engineering	\$1,795,821
Const. Interest, Perm. Financing	\$8,724,142
Legal Fees	\$115,000
Reserves	\$802,014
Other Costs	\$3,353,750
Developer Fee	\$8,500,000
Commercial Costs	\$0
Total	\$92,566,197

Residential

Construction Cost Per Square Foot:	\$538
Per Unit Cost:	\$617,108
Estimated Hard Per Unit Cost:	\$370,988
True Cash Per Unit Cost*:	\$610,441
Bond Allocation Per Unit:	\$321,190
Bond Allocation Per Restricted Rental Unit:	\$323,346

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Chase: Tax-Exempt	\$48,178,510	Chase: Tax-exempt	\$5,104,000
Chase: Taxable	\$7,931,119	County of Riverside: HOME	\$2,000,000
County of Riverside: HOME	\$2,000,000	City of Riverside: HOME	\$1,154,171
City of Riverside: HOME	\$1,154,171	HCD: AHSC	\$14,000,000
HCD: IIG	\$8,746,488	HCD: IIG	\$8,746,488
HCD: LGMG	\$8,100,000	HCD: LGMG	\$8,100,000
CEC: BUILD Grant	\$648,475	CEC: BUILD Grant	\$648,475
Sponsor Loan: Eden	\$3,000,000	Sponsor Loan: Eden	\$3,000,000
Deferred Costs	\$7,572,014	Deferred Developer Fee	\$1,000,000
Deferred Developer Fee	\$1,000,000	General Partner Equity	\$5,000,000
General Partner Equity	\$100	Solar Tax Credit Equity	\$163,869
Tax Credit Equity	\$4,235,319	Tax Credit Equity	\$43,649,194
		TOTAL	\$92,566,197

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	\$87,726,751
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$114,044,776
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$4,561,791
Approved Developer Fee (in Project Cost & Eligible Basis):	\$8,500,000
Federal Tax Credit Factor:	\$0.95684

Except as allowed for projects basing cost on assumed third party debt, the "as if vacant" land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions: None.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	9
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	119

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 113.651%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

Parkside Apartments, located at 1310 Craig Avenue in Lakeport on a 3.02 acre site, requested and is being recommended for a reservation of \$1,825,913 in annual federal tax credits and \$19,285,718 of tax-exempt bond cap to finance the new construction of 64 units of housing, consisting of 63 restricted rental units and 1 unrestricted manager's unit. The project will have 32 two-bedroom units, and 32 three-bedroom units, serving families with rents affordable to households earning 30%-60% of area median income (AMI). The construction is expected to begin in June 2025 and be completed in December 2026. The project will be developed by Danco Communities and will be located in Senate District 2 and Assembly District 4.

The project financing includes state funding from the Infill Infrastructure Grant (IIG) and Permanent Local Housing Allocation (PLHA) programs of HCD.

Project Number CA-24-664

Project Name Parkside Apartments
Site Address: 1310 Craig Avenue
Lakeport, CA 95453
County: Lake
Census Tract: 3.00

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,825,913	\$0
Recommended:	\$1,825,913	\$0

Tax-Exempt Bond Allocation
Recommended: \$19,285,718

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Valley Initiative for Affordable Housing
Contact: Emily Haden
Address: P.O. Box 2574
Merced, CA 95344
Phone: (209) 167-8476
Email: ehaden@hadenlaw.comcast.biz.net

Bond Financing Information
CDLAC Applicant/Bond Issuer: CMFA
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: Citibank, N.A.

Development Team

General Partner(s) or Principal Owner(s): Johnson & Johnson Investments, LLC
 WSA Partners I, LLC
 Valley Initiative for Affordable Housing

General Partner Type: Joint Venture

Parent Company(ies): Johnson & Johnson Investments, LLC
 WSA Partners I, LLC
 Valley Initiative for Affordable Housing

Developer: Danco Communities

Investor/Consultant: Boston Financial

Management Agent: Danco Property Management

Project Information

Construction Type: New Construction

Total # Residential Buildings: 5

Total # of Units: 64

No. / % of Low Income Units: 63 100.00%

Average Targeted Affordability: 47.38%

Federal Set-Aside Elected: 40%/60%

Federal Subsidy: Tax-Exempt / Community Development Block Grant (CDBG) /
 Community Development Block Grant - Disaster Recovery (CDBG-DR)

Information

Housing Type: Large Family

Geographic Area: N/A

State Ceiling Pool: \$500 Million State Credit Ceiling

Set Aside: N/A

CDLAC Project Analyst: Amit Sarang

CTCAC Project Analyst: Chris Saenz

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	15	24%
40% AMI:	8	13%
50% AMI:	14	22%
60% AMI:	26	41%

Unit Mix

32 2-Bedroom Units
32 3-Bedroom Units
64 Total Units

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
7 2 Bedrooms	30%	\$594
4 2 Bedrooms	40%	\$792
7 2 Bedrooms	50%	\$990
13 2 Bedrooms	60%	\$1,172
8 3 Bedrooms	30%	\$685
4 3 Bedrooms	40%	\$914
7 3 Bedrooms	50%	\$1,143
13 3 Bedrooms	60%	\$1,312
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$650,000
Construction Costs	\$24,882,448
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$1,244,122
Soft Cost Contingency	\$184,687
Relocation	\$0
Architectural/Engineering	\$1,144,425
Const. Interest, Perm. Financing	\$1,367,082
Legal Fees	\$115,000
Reserves	\$201,211
Other Costs	\$1,972,754
Developer Fee	\$4,580,055
Commercial Costs	\$0
Total	\$36,341,784

Residential

Construction Cost Per Square Foot:	\$395
Per Unit Cost:	\$567,840
Estimated Hard Per Unit Cost:	\$304,588
True Cash Per Unit Cost*:	\$534,726
Bond Allocation Per Unit:	\$301,339
Bond Allocation Per Restricted Rental Unit:	\$306,123

Construction Financing

Source	Amount
Citi: Tax-Exempt	\$19,312,428
CDBG-DR	\$2,396,301
CDBG	\$6,230,384
HCD: IIG	\$2,165,681
Tax Credit Equity	\$6,236,990

Permanent Financing

Source	Amount
Citi: Tax-Exempt	\$4,619,881
CDBG	\$6,230,384
CDBG-DR	\$2,396,301
HCD: IIG	\$2,165,681
HCD: PLHA	\$2,570,805
Net Operating Income	\$800,000
Deferred Developer Fee	\$2,119,329
Solar Tax Credit Equity	\$466,898
Tax Credit Equity	\$14,972,505
TOTAL	\$36,341,784

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	\$35,113,757
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$45,647,884
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$1,825,913
Approved Developer Fee (in Project Cost & Eligible Basis):	\$4,580,055
Federal Tax Credit Factor:	\$0.82000

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions: None.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	10
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	120

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 93.410%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

Brandon Place Apartments, located at 3941 Polk Street in Riverside on a 6.31 acre site, requested and is being recommended for a reservation of \$2,078,124 in annual federal tax credits and \$28,000,000 of tax-exempt bond cap to finance the acquisition & rehabilitation of 197 units of housing, consisting of 195 restricted rental units and 2 unrestricted managers' units. The project has 148 one-bedroom units, and 49 two-bedroom units, serving tenants with rents affordable to households earning 30%-60% of area median income (AMI). The construction is expected to begin in January 2025 and be completed in January 2026. The project will be developed by Spira BP Development, LP and is located in Senate District 31 and Assembly District 58.

Brandon Place Apartments is a re-syndication of an existing Low Income Housing Tax Credit (LIHTC) project, Brandon Place Apartments (CA-96-905). See Resyndication and Resyndication Transfer Event below for additional information. The project is currently at-risk, but is being recommended for a reservation of tax credits that will preserve affordability for an additional 55 years.

Project Number CA-24-666

Project Name Brandon Place Apartments
Site Address: 3941 Polk Street
Riverside, CA 92505
County: Riverside
Census Tract: 414.07

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$2,078,124	\$0
Recommended:	\$2,078,124	\$0

Tax-Exempt Bond Allocation
Recommended: \$28,000,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Brandon Place, LP
Contact: Robert Lee
Address: 1015 Fillmore Street, PMB 31735
San Francisco, CA 94115
Phone: 604-716-6225
Email: robert@spiraequitypartners.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: CSCDA
Bond Counsel: Carle Mackie Power & Ross LLP
Private Placement Purchaser: Newmark

Development Team

General Partners or Principal Owners:	Spira Brandon Place, LP FFAH II BP Senior Apartments, LLC
General Partner Type:	Joint Venture
Parent Companies:	Spira Brandon Place, LLC Foundation for Affordable Housing II, Inc.
Developer:	Spira BP Development, LP
Investor/Consultant:	NEF Assignment Corporation
Management Agent:	Aperto Property Management, Inc.

Project Information

Construction Type:	Acquisition & Rehabilitation
Total # Residential Buildings:	15
Total # of Units:	197
No. / % of Low Income Units:	195 100.00%
Average Targeted Affordability:	55.89%
Federal Set-Aside Elected:	40%/60%
Federal Subsidy:	Tax-Exempt

Information

Housing Type:	At-Risk
Geographic Area:	Inland Empire Region
State Ceiling Pool:	Preservation
Set Aside:	N/A
CDLAC Project Analyst:	Brandon Medina
CTCAC Project Analyst:	Ruben Barcelo

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>of Affordable Units</u>
30% AMI:	20	10%
50% AMI:	20	10%
60% AMI:	155	79%

Unit Mix

148 1-Bedroom Units
<u>49 2-Bedroom Units</u>
197 Total Units

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
15 1 Bedroom	30%	\$576
15 1 Bedroom	50%	\$960
117 1 Bedroom	60%	\$1,153
4 2 Bedrooms	30%	\$691
4 2 Bedrooms	50%	\$1,152
32 2 Bedrooms	60%	\$1,383
1 2 Bedrooms	30%	\$691
1 2 Bedrooms	50%	\$1,152
6 2 Bedrooms	60%	\$1,383
1 2 Bedrooms	Manager's Unit	\$0
1 1 Bedroom	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$37,150,000
New Construction Costs	\$0
Rehabilitation Costs	\$8,144,625
Construction Hard Cost Contingency	\$798,862
Soft Cost Contingency	\$94,386
Relocation	\$19,700
Architectural/Engineering	\$225,000
Const. Interest, Perm. Financing	\$2,194,953
Legal Fees	\$120,500
Reserves	\$613,385
Other Costs	\$467,920
Developer Fee	\$3,316,307
Commercial Costs	\$0
Total	\$53,145,638

Residential

Construction Cost Per Square Foot:	\$60
Per Unit Cost:	\$269,775
Estimated Hard Per Unit Cost:	\$35,600
True Cash Per Unit Cost*:	\$252,941
Bond Allocation Per Unit:	\$142,132
Bond Allocation Per Restricted Rental Unit:	\$143,590

Construction Financing

Source	Amount
Newmark: Tax-Exempt	\$28,000,000
Newmark: Recycled Tax-Exempt	\$5,000,000
Net Operating Income	\$1,603,138
General Partner Note	\$10,225,993
Deferred Developer Fee	\$3,316,307
General Partner Equity	\$100
Tax Credit Equity	\$5,000,100

Permanent Financing

Source	Amount
Newmark: Tax-Exempt	\$24,250,000
Net Operating Income	\$1,603,138
General Partner Note	\$5,272,877
Deferred Developer Fee	\$3,316,307
General Partner Equity	\$100
Tax Credit Equity	\$18,703,216
TOTAL	\$53,145,638

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	\$12,291,682
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	\$35,973,932
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$15,979,187
Qualified Basis (Acquisition):	\$35,973,932
Applicable Rate:	4.00%
Maximum Annual Federal Credit, Rehabilitation:	\$639,167
Maximum Annual Federal Credit, Acquisition:	\$1,438,957
Total Maximum Annual Federal Credit:	\$2,078,124
Approved Developer Fee (in Project Cost & Eligible Basis):	\$3,316,307
Federal Tax Credit Factor:	\$0.90000

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

The proposed rent does not include a utility allowance. The owner will pay for all utilities.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event

Prior to closing, the applicant or its assignee shall obtain CTCAC's consent to assign and assume the existing Regulatory Agreement (CA-96-905). To be eligible for a new award of tax credits, the owner must provide documentation with the Form 8609 request (the placed-in-service submission) that the acquisition date and the placed-in-service date both occurred after the existing federal 15-year compliance period was completed. For resyndications that were originally rehabilitation and acquisition, the resyndication acquisition date cannot occur before the last rehabilitation credit year of the original credit period.

As required by the IRS, the newly resyndicated project will continue to use the originally assigned Building Identification Numbers (BINs).

The newly resyndicated project shall continue to meet the rents and income targeting levels in the existing regulatory agreement(s) and any deeper targeting levels in the new regulatory agreement(s) for the duration of the new regulatory agreement(s). Existing households determined to be income-qualified for purposes of IRC §42 credit during the 15-year compliance period are concurrently income-qualified households for purposes of the extended use agreement. As a result, any household determined to be income qualified at the time of move-in under the existing regulatory agreement (CA-96-905) is a qualified low-income household for the subsequent allocation (existing household eligibility is “grandfathered”).

The project is a re-syndication occurring concurrently with a Transfer Event. The existing tax credit regulatory agreement has a remaining term of five (5) or less years, and thus the project is waived from setting aside a Short Term Work Capitalized Replacement Reserve that is otherwise required.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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

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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max.	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	20
New Construction Density and Local Incentives	10	0	0
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	0
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	0
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	110

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance

Tie Breaker: 199.302%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

Wakeland Riverwalk, located at 6364 Village Drive in San Diego on a 1.69 acre site, requested and is being recommended for a reservation of \$6,875,755 in annual federal tax credits and \$10,725,542 in total state tax credits and \$70,150,547 of tax-exempt bond cap to finance the new construction of 190 units of housing, consisting of 188 restricted rental units and 2 unrestricted manager's units. The project will have 46 one-bedroom units, 89 two-bedroom units, and 55 three-bedroom units, serving families with rents affordable to households earning 30%-60% of area median income (AMI). The construction is expected to begin in June 2025 and be completed in August 2027. The project will be developed by Wakeland Housing and Development Corporation and will be located in Senate District 39 and Assembly District 78.

The project financing includes state funding from the Affordable Housing and Sustainable Communities (AHSC) program of HCD.

Project Number CA-24-667

Project Name Wakeland Riverwalk
Site Address: 6364 Village Drive
San Diego, CA 92108
County: San Diego
Census Tract: 89.02

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$6,875,755	\$10,725,542
Recommended:	\$6,875,755	\$10,725,542

* The applicant made an election to sell (Certificate) all or any portion of the state credits.

Tax-Exempt Bond Allocation
Recommended: \$70,150,547

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Wakeland Housing and Development Corporation
Applicant for State Credits: Wakeland Housing and Development Corporation
Contact: Lisa Huff
Address: 1230 Columbia Street, #950
San Diego, 92101
Phone: 858-699-2044
Email: lhuff@wakelandhdc.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: CalHFA
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: Banner Bank

Development Team

General Partner(s) or Principal Owner(s):	Wakeland Riverwalk Family LLC SDR Affordable 1 LLC
General Partner Type:	Joint Venture
Parent Company(ies):	Wakeland Housing and Development Corporation SD Riverwalk LLC
Developer:	Wakeland Housing and Development Corporation
Investor/Consultant:	California Housing Partnership
Management Agent:	ConAm Management Corporation

Project Information

Construction Type:	New Construction	
Total # Residential Buildings:	3	
Total # of Units:	190	
No. / % of Low Income Units:	188	100.00%
Average Targeted Affordability:	49.95%	
Federal Set-Aside Elected:	40%/60%	
Federal Subsidy:	Tax-Exempt	

Information

Housing Type:	Large Family
Geographic Area:	San Diego County
State Ceiling Pool:	New Construction
Set Aside:	Extremely Low/Very Low Income Set Aside
CDLAC Project Analyst:	Sarah Lester
CTCAC Project Analyst:	Jacob Paixao

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	48	26%
50% AMI:	45	24%
60% AMI:	95	51%

Unit Mix

46 1-Bedroom Units
89 2-Bedroom Units
55 3-Bedroom Units
<hr/> 190 Total Units

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
12 1 Bedroom	30%	\$852
7 1 Bedroom	50%	\$1,420
27 1 Bedroom	60%	\$1,704
22 2 Bedrooms	30%	\$1,023
14 2 Bedrooms	50%	\$1,705
51 2 Bedrooms	60%	\$2,046
14 3 Bedrooms	30%	\$1,182
24 3 Bedrooms	50%	\$1,970
17 3 Bedrooms	60%	\$2,364
2 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$578,168
Construction Costs	\$94,017,771
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$4,720,725
Soft Cost Contingency	\$472,692
Relocation	\$0
Architectural/Engineering	\$2,785,615
Const. Interest, Perm. Financing	\$18,177,787
Legal Fees	\$155,000
Reserves	\$792,876
Other Costs	\$5,885,687
Developer Fee	\$17,246,876
Commercial Costs	\$0
Total	\$144,833,197

Residential

Construction Cost Per Square Foot:	\$524
Per Unit Cost:	\$762,280
Estimated Hard Per Unit Cost:	\$434,627
True Cash Per Unit Cost*:	\$683,086
Bond Allocation Per Unit:	\$369,213
Bond Allocation Per Restricted Rental Unit:	\$373,141

Construction Financing

Source	Amount
Banner Bank: Tax-Exempt	\$70,150,547
Banner Bank: Taxable	\$41,760,301
Banner Bank: Recycled Tax-Exempt	\$1,000,000
HCD: AHSC HRI ¹	\$3,500,000
General Partner Loan	\$4,000,000
Deferred Costs	\$2,250,877
Deferred Developer Fee	\$15,046,876
Tax Credit Equity	\$7,124,596

Permanent Financing

Source	Amount
Banner Bank: Tax-Exempt	\$22,968,000
HCD: AHSC HRI ¹	\$3,500,000
HCD: AHSC AHD ²	\$26,445,162
General Partner Loan	\$4,000,000
Deferred Developer Fee	\$15,046,876
Tax Credit Equity	\$72,873,159
TOTAL	\$144,833,197

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

¹Housing Related Infrastructure

² Affordable Housing Development

Determination of Credit Amount(s)

Requested Eligible Basis:	\$132,226,050
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$171,893,865
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$6,875,755
Total State Credit:	\$10,725,542
Approved Developer Fee (in Project Cost & Eligible Basis):	\$17,246,876
Federal Tax Credit Factor:	\$0.92761
State Tax Credit Factor:	\$0.84781

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

Staff noted a high cost of \$683,086 per unit. The applicant noted the per unit cost is due to Southern California's increased construction costs, a large parking structure, remedial grading and temporary shoring, and prevailing wages. Additionally, the applicant noted increased costs specific to the size of the project which requires a large photovoltaic system and the use of cranes and manlifts.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	10
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	120

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 103.268%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

Balboa Reservoir - Building E, located at 11 Frida Kahlo Way in San Francisco on a 0.76 acre site, requested and is being recommended for a reservation of \$5,244,316 in annual federal tax credits and \$73,004,348 of tax-exempt bond cap to finance the new construction of 128 units of housing, consisting of 127 restricted rental units and 1 unrestricted manager's unit. The project will have 56 one-bedroom units, 40 two-bedroom units, and 32 three-bedroom units, serving families with rents affordable to households earning 30%-60% of area median income (AMI). The construction is expected to begin in June 2025 and be completed in June 2027. The project will be developed by BRIDGE Housing Corporation and will be located in Senate District 11 and Assembly District 19.

The project financing includes state funding from the Affordable Housing and Sustainable Communities (AHSC) program of HCD.

Project Number CA-24-670

Project Name Balboa Reservoir - Building E
Site Address: 11 Frida Kahlo Way
San Francisco, CA 94112
County: San Francisco
Census Tract: 310.00

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$5,244,316	\$0
Recommended:	\$5,244,316	\$0

Tax-Exempt Bond Allocation
Recommended: \$73,004,348

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Balboa Lee Avenue, L.P.
Contact: Smitha Seshadri
Address: 350 California Street, 16th Floor
San Francisco, CA 94104
Phone: 415-321-3516
Email: sseshadri@bridgehousing.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: City and County of San Francisco
Bond Counsel: Kutak Rock LLP
Private Placement Purchaser: Citibank, N.A.

Development Team
General Partner(s) or Principal Owner(s): Balboa Lee Avenue LLC
General Partner Type: Nonprofit
Parent Company(ies): BRIDGE Housing Corporation
Developer: BRIDGE Housing Corporation
Investor/Consultant: California Housing Partnership
Management Agent: BRIDGE Property Management Corporation

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 128
 No. / % of Low Income Units: 127 100.00%
 Average Targeted Affordability: 49.38%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt

Information

Housing Type: Large Family
 Geographic Area: San Francisco County
 State Ceiling Pool: New Construction
 Set Aside: Extremely Low/Very Low Income Set Aside
 CDLAC Project Analyst: Jake Salle
 CTCAC Project Analyst: Chris Saenz

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	31	24%
50% AMI:	36	28%
60% AMI:	60	47%

Unit Mix

56 1-Bedroom Units
40 2-Bedroom Units
<u>32 3-Bedroom Units</u>
128 Total Units

<u>Unit Type & Number</u>	<u>2024 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
15 1 Bedroom	30%	\$1,101
10 2 Bedrooms	30%	\$1,322
6 3 Bedrooms	30%	\$1,498
18 1 Bedroom	50%	\$1,802
12 2 Bedrooms	50%	\$2,191
6 3 Bedrooms	50%	\$2,435
23 1 Bedroom	60%	\$2,203
17 2 Bedrooms	60%	\$2,644
20 3 Bedrooms	60%	\$2,998
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$12,964,622
Construction Costs	\$83,649,859
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$4,729,060
Soft Cost Contingency	\$716,412
Relocation	\$0
Architectural/Engineering	\$2,628,018
Const. Interest, Perm. Financing	\$12,829,667
Legal Fees	\$247,500
Reserves	\$1,125,214
Other Costs	\$3,840,365
Developer Fee	\$17,101,029
Commercial Costs	\$0
Total	\$139,831,746

Residential

Construction Cost Per Square Foot:	\$618
Per Unit Cost:	\$1,092,436
Estimated Hard Per Unit Cost:	\$568,230
True Cash Per Unit Cost*:	\$1,084,389
Bond Allocation Per Unit:	\$570,346
Bond Allocation Per Restricted Rental Unit:	\$574,837

Construction Financing

Source	Amount
Citibank: Tax Exempt	\$73,004,348
Citibank: Taxable	\$6,862,434
SF MOHCD ¹	\$37,531,286
Developer Fee Contribution	\$13,601,029
Deferred Developer Fee	\$1,030,000
Deferred Costs	\$2,845,234
Tax Credit Equity	\$4,957,415

Permanent Financing

Source	Amount
Citibank: Tax-Exempt	\$15,672,000
HCD: AHSC	\$19,610,404
HCD: AHSC STI ²	\$1,179,373
SF MOHCD ¹	\$37,531,286
Developer Fee Contribution	\$13,601,029
Deferred Developer Fee	\$1,030,000
Tax Credit Equity	\$51,207,654
TOTAL	\$139,831,746

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

¹San Francisco Mayor’s Office of Housing and Community Development

²Sustainable Transportation Infrastructure

Determination of Credit Amount(s)

Requested Eligible Basis:	\$131,107,892
130% High Cost Adjustment:	No
Applicable Fraction:	100.00%
Qualified Basis:	\$131,107,892
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$5,244,316
Approved Developer Fee (in Project Cost & Eligible Basis):	\$17,101,029
Federal Tax Credit Factor:	\$0.97644

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

Staff noted a per unit development cost of \$1,093,853. The applicant noted that the per unit cost is attributed to prevailing wages, local permit fees, high interest rate environment, and construction cost.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	10
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	120

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 126.190%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

The project, 1250 West Jeff, located at 1250 West Jefferson Boulevard in Los Angeles on a 0.67 acre site, requested and is being recommended for a reservation of \$4,389,221 in annual federal tax credits and \$47,767,550 of tax-exempt bond cap to finance the new construction of 122 units of housing, consisting of 121 restricted rental units and 1 unrestricted manager's unit. The project will have 15 studio units, 29 one-bedroom units, 42 two-bedroom units, and 36 three-bedroom units, serving families with rents affordable to households earning 30%-80% of area median income (AMI). The construction is expected to begin in June 2025 and be completed in June 2027. The project will be developed by Community Builders Group and will be located in Senate District 28 and Assembly District 57.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Contract.

Project Number CA-24-671

Project Name 1250 West Jeff
Site Address: 1250 West Jefferson Boulevard
Los Angeles, CA 90007
County: Los Angeles
Census Tract: 2226.00

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$4,389,221	\$0
Recommended:	\$4,389,221	\$0

Tax-Exempt Bond Allocation
Recommended: \$47,767,550

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: South Catalina Street I LP
Contact: Joseph Seager
Address: 424 North Lake Avenue, Suite 305
Pasadena, CA 91101
Phone: (626) 797-3888
Email: seager@theCBG.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: California Municipal Finance Authority
Bond Counsel: Jones Hall, A Professional Law Corporation
Private Placement Purchaser: Rose Community Capital, LLC

Development Team
General Partner(s) or Principal Owner(s): Central Valley Coalition for Affordable Housing
West Jefferson Investment LLC
General Partner Type: Joint Venture
Parent Company(ies): Central Valley Coalition for Affordable Housing
Community Builders Group, LLC
Developer: Community Builders Group
Investor/Consultant: Walker & Dunlop
Management Agent: WinnResidential California L.P

Project Information

Construction Type:	New Construction
Total # Residential Buildings:	1
Total # of Units:	122
No. / % of Low Income Units:	121 100.00%
Average Targeted Affordability:	58.14%
Federal Set-Aside Elected:	40%/60% Average Income
Federal Subsidy:	Tax-Exempt / HUD Section 8 Project-based Contract (122 Units - 100%)

Information

Housing Type:	Large Family
Geographic Area:	City of Los Angeles
State Ceiling Pool:	New Construction
Set Aside:	N/A
CDLAC Project Analyst:	Anthony Wey
CTCAC Project Analyst:	Chris Saenz

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	13	11%
50% AMI:	13	11%
60% AMI:	79	65%
80% AMI*:	16	13%

*CTCAC restricted only

Unit Mix

15 SRO/Studio Units
29 1-Bedroom Units
42 2-Bedroom Units
<u>36 3-Bedroom Units</u>
122 Total Units

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
2 SRO/Studio	30%	\$728
2 SRO/Studio	50%	\$1,213
8 SRO/Studio	60%	\$1,456
3 SRO/Studio	80%	\$1,867
3 1 Bedroom	30%	\$780
3 1 Bedroom	50%	\$1,300
13 1 Bedroom	60%	\$1,560
4 1 Bedroom	60%	\$1,560
5 1 Bedroom	80%	\$2,002
4 2 Bedrooms	30%	\$936
4 2 Bedrooms	50%	\$1,560
4 2 Bedrooms	60%	\$1,872
23 2 Bedrooms	60%	\$1,872
7 2 Bedrooms	80%	\$2,496
4 3 Bedrooms	30%	\$1,081
4 3 Bedrooms	50%	\$1,803
27 3 Bedrooms	60%	\$2,163
1 3 Bedrooms	80%	\$2,885
1 1 Bedroom	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$4,119,600
Construction Costs	\$57,578,693
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$3,327,909
Soft Cost Contingency	\$1,250,000
Relocation	\$0
Architectural/Engineering	\$661,175
Const. Interest, Perm. Financing	\$7,939,152
Legal Fees	\$785,000
Reserves	\$1,397,946
Other Costs	\$4,416,675
Developer Fee	\$11,009,751
Commercial Costs	\$0
Total	\$92,485,901

Residential

Construction Cost Per Square Foot:	\$536
Per Unit Cost:	\$758,081
Estimated Hard Per Unit Cost:	\$399,150
True Cash Per Unit Cost*:	\$703,383
Bond Allocation Per Unit:	\$391,537
Bond Allocation Per Restricted Rental Unit:	\$454,929

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
RCC ¹ : Tax-Exempt	\$47,767,550	RCC ¹ : Tax-Exempt	\$48,065,435
RCC ¹ : Recycled Tax-Exempt	\$297,885	Deferred Developer Fee	\$6,673,168
Sterling Bank (SB): Taxable	\$16,899,893	Tax Credit Equity	\$37,747,298
SB: Recycled Tax-Exempt	\$7,563,417	TOTAL	\$92,485,901
Deferred Costs	\$1,397,946		
Deferred Developer Fee	\$11,009,751		
Tax Credit Equity	\$7,549,459		

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

¹Rose Community Capital

Determination of Credit Amount(s)

Requested Eligible Basis:	\$84,408,091
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$109,730,518
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$4,389,221
Approved Developer Fee (in Project Cost & Eligible Basis):	\$11,009,751
Federal Tax Credit Factor:	\$0.86000

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

Staff noted a per unit development cost of \$703,383. The applicant noted that the per unit cost is attributed to prevailing wages, type III construction costs, and the in-fill nature of the site.

The current legal description is part of a larger site and the project site’s parcel (legal description and APN) have not yet been finalized. The legal description and APN for CA-24-671 must be completed as part of the placed in service package.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	9
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	119

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 117.357%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

The project, 525 N Capitol, located at 525 North Capitol Avenue in San Jose on a 0.97 acre site, requested and is being recommended for a reservation of \$4,592,462 in annual federal tax credits and \$62,535,038 of tax-exempt bond cap to finance the new construction of 160 units of housing, consisting of 158 restricted rental units and 2 unrestricted manager's units. The project will have 60 studio units, 64 one-bedroom units, 28 two-bedroom units, and 8 three-bedroom units, serving tenants with rents affordable to households earning 30%-60% of area median income (AMI). The construction is expected to begin in June 2025 and be completed in March 2027. The project will be developed by Community Development Partners and will be located in Senate District 15 and Assembly District 24.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers. The project financing includes state funding from the Infill Infrastructure Grant (IIG) program of HCD.

Project Number CA-24-672

Project Name 525 N Capitol
Site Address: 525 North Capitol Avenue
San Jose, CA 95133
County: Santa Clara
Census Tract: 5038.00

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$4,592,462	\$0
Recommended:	\$4,592,462	\$0

Tax-Exempt Bond Allocation
Recommended: \$62,535,038

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: 525 Capitol LP
Contact: Angela Heyward
Address: 3416 Via Oporto, Suite 301
Newport Beach, CA 92663
Phone: 310-497-3037
Email: angela@communitydevpartners.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: City of San Jose
Bond Counsel: Stradling, Yocca, Carlson & Rauth
Private Placement Purchaser: Citibank, N.A.

Development Team

General Partner(s) or Principal Owner(s): 525 Capitol CDP LLC
 FFAH V 525 Capitol, LLC

General Partner Type: Joint Venture

Parent Company(ies): Community Development Partners
 Foundation for Affordable Housing
 Community Development Partners

Developer: Community Development Partners

Investor/Consultant: R4 Capital

Management Agent: FPI Management

Project Information

Construction Type: New Construction

Total # Residential Buildings: 1

Total # of Units: 160

No. / % of Low Income Units: 158 100.00%

Average Targeted Affordability: 44.94%

Federal Set-Aside Elected: 40%/60%

Federal Subsidy: Tax-Exempt / HUD Section 8 Project-based Vouchers
 (65 Units - 41%)

Information

Housing Type: Non-Targeted

Geographic Area: South and West Bay Region

State Ceiling Pool: N/A

Set Aside: N/A

Homeless Set Aside Units: 40

CDLAC Project Analyst: Anthony Wey

CTCAC Project Analyst: Jacob Couch

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	71	45%
50% AMI:	25	16%
60% AMI:	62	39%

Unit Mix

60 SRO/Studio Units
64 1-Bedroom Units
28 2-Bedroom Units
8 3-Bedroom Units
160 Total Units

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
29 SRO/Studio	60%	\$1,936
31 SRO/Studio	30%	\$968
28 1 Bedroom	60%	\$2,074
25 1 Bedroom	50%	\$1,728
11 1 Bedroom	30%	\$1,037
5 2 Bedrooms	60%	\$2,488
4 2 Bedrooms	30%	\$1,244
7 2 Bedrooms	30%	\$1,244
10 2 Bedrooms	30%	\$1,244
8 3 Bedrooms	30%	\$1,437
2 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$7,430,883
Construction Costs	\$79,172,678
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$3,927,884
Soft Cost Contingency	\$544,050
Relocation	\$0
Architectural/Engineering	\$3,595,542
Const. Interest, Perm. Financing	\$11,974,917
Legal Fees	\$452,595
Reserves	\$850,438
Other Costs	\$3,292,530
Developer Fee	\$14,976,918
Commercial Costs	\$0
Total	\$126,218,435

Residential

Construction Cost Per Square Foot:	\$634
Per Unit Cost:	\$788,865
Estimated Hard Per Unit Cost:	\$434,590
True Cash Per Unit Cost*:	\$756,897
Bond Allocation Per Unit:	\$390,844
Bond Allocation Per Restricted Rental Unit:	\$395,791

Construction Financing

Source	Amount
Citibank: Tax-Exempt	\$62,535,038
Citibank: Taxable	\$14,787,729
HCD: IIG	\$4,000,000
Santa Clara County	\$8,000,000
City of San Jose	\$20,000,000
City of San Jose: Land	\$6,500,000
Housing Trust Silicon Valley	\$4,500,000
Deferred Costs	\$1,670,603
Tax Credit Equity	\$4,225,065

Permanent Financing

Source	Amount
Citibank: Tax-Exempt	\$26,150,000
HCD: IIG	\$4,000,000
Santa Clara County	\$8,000,000
City of San Jose	\$20,000,000
City of San Jose: Land	\$6,500,000
Housing Trust Silicon Valley	\$4,500,000
Accrued Interest	\$1,714,167
Developer Fee Contribution	\$7,737,025
Deferred Developer Fee	\$5,114,903
Solar Equity	\$251,687
Tax Credit Equity	\$42,250,654
TOTAL	\$126,218,435

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	\$114,823,041
130% High Cost Adjustment:	No
Applicable Fraction:	100.00%
Qualified Basis:	\$114,823,041
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$4,592,462
Approved Developer Fee (in Project Cost & Eligible Basis):	\$14,976,918
Federal Tax Credit Factor:	\$0.92000

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

Staff noted a per-unit cost of \$756,897. The applicant noted that the per unit cost is attributed to prevailing wage requirements and building obligations imposed by the City of San Jose.

The project anticipates receiving a 15-year Section-8 project based voucher (PBV) rental subsidy for 65 of the 158 tax-credit units. Twenty-five (25) PBVs are set aside for homeless veterans under the Veterans Affairs Supportive Housing program. Fifteen (15) PBVs are set aside for chronically homeless families under the Chronically Homeless Direct Referral program.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	9
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	119

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 134.366%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

Meridian at Corona Station, located at 890 North McDowell Boulevard in Petaluma on a 4.83 acre site, requested and is being recommended for a reservation of \$4,176,167 in annual federal tax credits and \$48,625,159 of tax-exempt bond cap to finance the new construction of 131 units of housing, consisting of 130 restricted rental units and 1 unrestricted manager's unit. The project will have 33 studio units, 29 one-bedroom units, 35 two-bedroom units, and 34 three-bedroom units, serving families with rents affordable to households earning 30%-60% of area median income (AMI). The construction is expected to begin in June 2025 and be completed in December 2026. The project will be developed by Danco Communities and will be located in Senate District 2 and Assembly District 10.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers. The project financing includes state funding from the Affordable Housing and Sustainable Communities (AHSC) program of HCD.

Project Number CA-24-673

Project Name Meridian at Corona Station
Site Address: 890 North McDowell Boulevard
Petaluma, CA 94954
County: Sonoma
Census Tract: 1506.09

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$4,176,167	\$0
Recommended:	\$4,176,167	\$0

Tax-Exempt Bond Allocation
Recommended: \$48,625,159

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Community Revitalization and Development Corporation
Contact: David Rutledge
Address: 1918 West Street
Redding, CA 96001
Phone: (530) 241-6960
Email: david@crdc-housing.org

Bond Financing Information
CDLAC Applicant/Bond Issuer: CMFA
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: Citibank, N.A.

Development Team

General Partners / Principal Owners:	Johnson & Johnson Investments, LLC Community Revitalization and Development Corporation Danco Communities
General Partner Type:	Joint Venture
Parent Companies:	Community Revitalization and Development Corporation Danco Communities
Developer:	Danco Communities
Investor/Consultant:	Boston Financial
Management Agent:	Danco Property Management

Project Information

Construction Type:	New Construction	
Total # Residential Buildings:	7	
Total # of Units:	131	
No. / % of Low Income Units:	130	100.00%
Average Targeted Affordability:	50.70%	
Federal Set-Aside Elected:	40%/60%	
Federal Subsidy:	Tax-Exempt / HUD Section 8 Project-based Vouchers (33 Units - 25%)	

Information

Housing Type:	Large Family
Geographic Area:	Northern Region
State Ceiling Pool:	New Construction
Set Aside:	N/A
Homeless Set Aside Units:	33
CDLAC Project Analyst:	Amit Sarang
CTCAC Project Analyst:	Jacob Paixao

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	33	25%
50% AMI:	15	12%
60% AMI:	82	63%

Unit Mix

33 SRO/Studio Units
29 1-Bedroom Units
35 2-Bedroom Units
34 3-Bedroom Units
<u>131 Total Units</u>

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
29 SRO/Studio	30%	\$726
4 SRO/Studio	60%	\$1,362
4 1 Bedroom	30%	\$778
4 1 Bedroom	50%	\$1,297
21 1 Bedroom	60%	\$1,557
5 2 Bedrooms	50%	\$1,556
30 2 Bedrooms	60%	\$1,867
6 3 Bedrooms	50%	\$1,798
27 3 Bedrooms	60%	\$2,087
1 3 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$9,736,327
Construction Costs	\$51,903,066
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$2,595,153
Soft Cost Contingency	\$466,517
Relocation	\$0
Architectural/Engineering	\$1,358,911
Const. Interest, Perm. Financing	\$4,117,995
Legal Fees	\$115,000
Reserves	\$633,778
Other Costs	\$9,773,432
Developer Fee	\$10,475,338
Commercial Costs	\$0
Total	\$91,175,517

Residential

Construction Cost Per Square Foot:	\$417
Per Unit Cost:	\$695,996
Estimated Hard Per Unit Cost:	\$336,012
True Cash Per Unit Cost*:	\$617,412
Bond Allocation Per Unit:	\$371,184
Bond Allocation Per Restricted Rental Unit:	\$374,040

Construction Financing

<u>Source</u>	<u>Amount</u>
Citi Bank: Tax-Exempt	\$48,625,159
Citi Bank: Taxable	\$1,186,326
HCD: AHSC	\$20,000,000
City of Petaluma Loan	\$2,000,000
Impact Fee Waiver	\$3,044,702
Deferred Developer Fee	\$7,249,823
Tax Credit Equity	\$9,069,507

Permanent Financing

<u>Source</u>	<u>Amount</u>
Citi Bank: Taxable	\$21,939,958
HCD: AHSC	\$20,000,000
City of Petaluma Loan	\$2,000,000
Impact Fee Waiver	\$3,044,702
Deferred Developer Fee	\$7,249,820
Solar Equity	\$608,373
Tax Credit Equity	\$36,332,664
TOTAL	\$91,175,517

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	\$80,310,927
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$104,404,205
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$4,176,167
Approved Developer Fee (in Project Cost & Eligible Basis):	\$10,475,338
Federal Tax Credit Factor:	\$0.87000

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions: None.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	9
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	119

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 92.041%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

Mountain Townhomes, located at 735 Chestnut Street in Mount Shasta on a 1.26 acre site, requested and is being recommended for a reservation of \$679,923 in annual federal tax credits and \$3,059,307 in total state tax credits and \$9,427,356 of tax-exempt bond cap to finance the new construction of 25 units of housing, consisting of 24 restricted rental units and 1 unrestricted manager's unit. The project will have 2 one-bedroom units, 13 two-bedroom units, and 10 three-bedroom units, serving families with rents affordable to households earning 30%-60% of area median income (AMI). The construction is expected to begin in June 2025 and be completed in December 2026. The project will be developed by Danco Communities and will be located in Senate District 1 and Assembly District 1.

The project financing includes state funding from the Infill Infrastructure Grant (IIG) & Permanent Local Housing Allocation (PLHA) programs of HCD.

Project Number CA-24-675

Project Name Mountain Townhomes
Site Address: 735 Chestnut Street
Mount Shasta, CA 96067

County: Siskiyou
Census Tract: 10.00

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$679,923	\$3,059,307
Recommended:	\$679,923	\$3,059,307

* The applicant made an election to sell (Certificate) all or any portion of the state credits.

Tax-Exempt Bond Allocation
Recommended: \$9,427,356

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Community Revitalization and Development Corporation
Contact: David Rutledge
Address: 1918 West Street
Redding, CA 96001
Phone: (530) 241-6960
Email: david@crdc-housing.org

Bond Financing Information
CDLAC Applicant/Bond Issuer: CMFA
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: Citibank, N.A.

Development Team

General Partner(s) or Principal Owner(s): Mount Shasta Chestnut Street LLC
 Community Revitalization and Development Corporation
 General Partner Type: Joint Venture
 Parent Company(ies): Johnson & Johnson Investments, LLC
 Community Revitalization and Development Corporation
 Developer: Danco Communities
 Investor/Consultant: Boston Financial
 Management Agent: Danco Property Management

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 4
 Total # of Units: 25
 No. / % of Low Income Units: 24 100.00%
 Average Targeted Affordability: 41.96%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt

Information

Housing Type: Large Family
 Geographic Area: N/A
 State Ceiling Pool: N/A
 Set Aside: N/A
 Homeless Set Aside Units: 3
 CDLAC Project Analyst: Sarah Lester
 CTCAC Project Analyst: Brett Andersen

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	4	17%
40% AMI:	3	13%
50% AMI:	13	54%
60% AMI:	4	17%

Unit Mix

2 1-Bedroom Units
 13 2-Bedroom Units
 10 3-Bedroom Units

 25 Total Units

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
1 1 Bedroom	30%	\$495
1 1 Bedroom	50%	\$659
2 2 Bedrooms	30%	\$594
2 2 Bedrooms	40%	\$792
7 2 Bedrooms	50%	\$927
2 2 Bedrooms	60%	\$927
1 3 Bedrooms	30%	\$685
1 3 Bedrooms	40%	\$914
5 3 Bedrooms	50%	\$999
2 3 Bedrooms	60%	\$999
1 3 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$460,000
Construction Costs	\$10,193,081
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$509,654
Soft Cost Contingency	\$146,045
Relocation	\$0
Architectural/Engineering	\$1,251,330
Const. Interest, Perm. Financing	\$1,224,316
Legal Fees	\$115,000
Reserves	\$87,628
Other Costs	\$1,639,199
Developer Fee	\$2,217,138
Commercial Costs	\$0
Total	\$17,843,391

Residential

Construction Cost Per Square Foot:	\$366
Per Unit Cost:	\$713,736
Estimated Hard Per Unit Cost:	\$301,699
True Cash Per Unit Cost*:	\$713,736
Bond Allocation Per Unit:	\$377,094
Bond Allocation Per Restricted Rental Unit:	\$392,807

Construction Financing

<u>Source</u>	<u>Amount</u>
Citibank: Tax-Exempt	\$9,427,356
Citibank: Taxable	\$5,756,006
HCD: IIG	\$1,342,600
Tax Credit Equity	\$1,317,429

Permanent Financing

<u>Source</u>	<u>Amount</u>
Citibank	\$1,068,962
HCD: IIG	\$1,342,600
City of Mount Shasta: PLHA	\$4,750,000
County of Siskiyou: PLHA	\$1,885,321
Solar Tax Credit Equity	\$192,391
Tax Credit Equity	\$8,604,117
TOTAL	\$17,843,391

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	\$16,998,066
130% High Cost Adjustment:	No
Applicable Fraction:	100.00%
Qualified Basis:	\$16,998,066
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$679,923
Total State Credit:	\$3,059,307
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,217,138
Federal Tax Credit Factor:	\$0.86500
State Tax Credit Factor:	\$0.89000

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

Staff noted a per unit development cost of \$713,736. The applicant noted that the per unit cost is attributed to structural work to ensure snow loads will hold on the buildings, snow equipment and storage, and a COSR for the first fifteen years of operation.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	10
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	120

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 44.277%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

Oaks on Balboa, located at 5435 - 5445 Balboa Boulevard in Los Angeles on a 2.4 acre site, requested and is being recommended for a reservation of \$3,532,183 in annual federal tax credits and \$40,000,000 of tax-exempt bond cap to finance the adaptive reuse of 117 units of housing, consisting of 116 restricted rental units and 1 unrestricted manager's unit. The project has 45 studio units, 71 one-bedroom units, and 1 two-bedroom unit, serving special needs tenants with rents affordable to households earning 30%-70% of area median income (AMI). The rehabilitation is expected to begin in July 2025 and be completed in December 2026. The project will be developed by Las Palmas Housing and Development Corporation and is located in Senate District 27 and Assembly District 46.

The project will be receiving rental assistance in the form of Flexible Housing Subsidy Pool (FHSP).

Project Number CA-24-679

Project Name Oaks on Balboa
Site Address: 5435 - 5445 Balboa Boulevard
Los Angeles, CA 91316
County: Los Angeles
Census Tract: 1396.00

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$3,532,183	\$0
Recommended:	\$3,532,183	\$0

Tax-Exempt Bond Allocation
Recommended: \$40,000,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: 5435 Balboa, LP
Contact: Brian Mikail
Address: 5455 Wilshire Blvd, Suite 1012
Los Angeles, CA 90036
Phone: 310-666-6860
Email: bmikail@capstoneequities.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: California Municipal Finance Agency
Bond Counsel: Anzel Galvan LLP
Private Placement Purchaser: Citibank, N.A.

Development Team

General Partner(s) or Principal Owner(s): Las Palmas Housing and Development Corporation
 Elysian Balboa, LLC
 General Partner Type: Joint Venture
 Parent Company(ies): Las Palmas Housing and Development Corporation
 Capstone Equities, LLC
 Developer: Las Palmas Housing and Development Corporation
 Investor/Consultant: R4 Capital
 Management Agent: TPC Management

Project Information

Construction Type: Adaptive Reuse
 Total # Residential Buildings: 2
 Total # of Units: 117
 No. / % of Low Income Units: 116 100.00%
 Average Targeted Affordability: 48.25%
 Federal Set-Aside Elected: 40%/60% Average Income
 Federal Subsidy: Tax-Exempt

Information

Housing Type: Special Needs
 Geographic Area: City of Los Angeles
 State Ceiling Pool: New Construction
 Set Aside: N/A
 Homeless Set Aside Units: 58
 CDLAC Project Analyst: Brandon Medina
 CTCAC Project Analyst: Cynthia Compton

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	58	50%
60% AMI:	17	15%
70% AMI*:	41	35%

*CTCAC restricted only

Unit Mix

45 SRO/Studio Units
 71 1-Bedroom Units
1 2-Bedroom Units
 117 Total Units

<u>Unit Type & Number</u>	<u>2024 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
9 SRO/Studio	30%	\$728
17 SRO/Studio	60%	\$1,456
19 SRO/Studio	70%	\$1,699
49 1 Bedroom	30%	\$780
22 1 Bedroom	70%	\$1,780
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$20,765,000
Construction Costs	\$25,666,000
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$2,520,000
Soft Cost Contingency	\$500,000
Relocation	\$0
Architectural/Engineering	\$2,396,400
Const. Interest, Perm. Financing	\$10,491,250
Legal Fees	\$447,500
Reserves	\$950,000
Other Costs	\$2,007,800
Developer Fee	\$9,500,000
Commercial Costs	\$0
Total	\$75,243,950

Residential

Construction Cost Per Square Foot:	\$336
Per Unit Cost:	\$643,111
Estimated Hard Per Unit Cost:	\$217,231
True Cash Per Unit Cost*:	\$524,230
Bond Allocation Per Unit:	\$341,880
Bond Allocation Per Restricted Rental Unit:	\$533,333

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
Citibank, N.A.: Tax-Exempt	\$40,000,000	Citibank, N.A.: Tax-Exempt	\$29,541,951
Citibank, N.A.: Recycled Tax-Exempt	\$7,000,000	Seller Carryback	\$4,990,000
Citibank, N.A.: Taxable	\$6,000,000	Deferred Developer Fee	\$8,918,996
Seller Carryback	\$4,990,000	Tax Credit Equity	\$31,793,003
Deferred Costs	\$471,206	TOTAL	\$75,243,950
Deferred Developer Fee	\$8,918,996		
Tax Credit Equity	\$7,863,748		

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	\$50,022,234
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	\$23,275,682
Applicable Fraction:	100.00%
Qualified Basis:	\$65,028,904
Qualified Basis (Acquisition):	\$23,275,682
Applicable Rate:	4.00%
Maximum Annual Federal Credit, Rehabilitation:	\$2,601,156
Maximum Annual Federal Credit, Acquisition:	\$931,027
Total Maximum Annual Federal Credit:	\$3,532,183
Approved Developer Fee (in Project Cost & Eligible Basis):	\$9,500,000
Federal Tax Credit Factor:	\$0.90010

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

This Project's annual per unit operating expense total is below the CTCAC published per unit operating minimums of \$6,110. As allowed by CTCAC Regulation Section 10327(g)(1), CTCAC approves an annual per unit operating expense total of \$5,725 on agreement of the permanent lender and equity investor.

This project has senior housing in combination with non-senior housing. The applicant has provided a third-party legal opinion stating that the project complies with fair housing law, per CTCAC Regulations Section 10322(h)(34).

The reservation of tax credits is contingent upon verification of the rental subsidy annual amount, number of units receiving assistance, term, and expiration date by the bond issuance deadline.

This project will include the adaptive reuse of an existing 2-story office building. Upon completion, the project will include 116 LIHTC units and 1 manager's unit.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	10
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	120

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 85.776%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

The project, 712 Seagaze, located at 712 Seagaze Drive in Oceanside on a 0.36 acre site, requested and is being recommended for a reservation of \$4,199,366 in annual federal tax credits and \$46,070,813 of tax-exempt bond cap to finance the new construction of 179 units of housing, consisting of 177 restricted rental units and 2 unrestricted manager's units. The project will have 179 studio units, serving tenants with rents affordable to households earning 30%-60% of area median income (AMI). The construction is expected to begin in August 2025 and be completed in March 2025. The project will be developed by Elsey Holdings LLC and will be located in Senate District 38 and Assembly District 74.

The project financing includes state funding from the Affordable Housing and Sustainable Communities (AHSC) program of HCD.

Project Number CA-24-680

Project Name 712 Seagaze
Site Address: 712 Seagaze Drive
Oceanside, CA 92054
County: San Diego
Census Tract: 184.00

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$4,199,366	\$0
Recommended:	\$4,199,366	\$0

Tax-Exempt Bond Allocation
Recommended: \$46,070,813

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: 716 Seagaze Affordable, L.P.
Contact: Marc Welk
Address: 2021 Vanesta Place- Suite A
Manhattan, KS 66503
Phone: 619-890-9355
Email: marc@theprimecompany.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: California Municipal Finance Authority
Bond Counsel: Anzel Galvan LLP
Private Placement Purchaser: Citibank, N.A.

Development Team
General Partner(s) or Principal Owner(s): PSCDC Prime SD LLC
716 Seagaze LLC
General Partner Type: Joint Venture
Parent Company(ies): Pacific Southwest Community Development Corporation
Elsey Holdings LLC
Developer: Elsey Holdings LLC
Investor/Consultant: Redstone Equity Partners
Management Agent: Barker Management

Project Information

Construction Type:	New Construction
Total # Residential Buildings:	1
Total # of Units:	179
No. / % of Low Income Units:	177 100.00%
Average Targeted Affordability:	49.93%
Federal Set-Aside Elected:	40%/60%
Federal Subsidy:	Tax-Exempt

Information

Housing Type:	Non-Targeted
Geographic Area:	San Diego County
State Ceiling Pool:	New Construction
Set Aside:	N/A
CDLAC Project Analyst:	Jake Salle
CTCAC Project Analyst:	Chris Saenz

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	45	25%
50% AMI:	43	24%
60% AMI:	89	50%

Unit Mix

<u>179 SRO/Studio Units</u>
179 Total Units

<u>Unit Type & Number</u>	<u>2024 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
45 SRO/Studio	30%	\$795
43 SRO/Studio	50%	\$1,326
89 SRO/Studio	60%	\$1,591
2 SRO/Studio	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$4,836,478
Construction Costs	\$52,188,820
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$2,673,865
Soft Cost Contingency	\$450,000
Relocation	\$0
Architectural/Engineering	\$2,285,810
Const. Interest, Perm. Financing	\$12,601,961
Legal Fees	\$294,710
Reserves	\$1,256,900
Other Costs	\$3,390,445
Developer Fee	\$10,534,580
Commercial Costs	\$0
Total	\$90,513,569

Residential

Construction Cost Per Square Foot:	\$580
Per Unit Cost:	\$505,662
Estimated Hard Per Unit Cost:	\$252,903
True Cash Per Unit Cost*:	\$480,894
Bond Allocation Per Unit:	\$257,379
Bond Allocation Per Restricted Rental Unit:	\$260,287

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
Citibank: Tax-Exempt	\$46,070,813	Citibank	\$11,580,000
Citibank: Taxable	\$31,267,978	HCD: AHSC	\$35,000,000
Tax Credit Equity	\$3,652,494	General Partner Contribution	\$2,975,091
Deferred Costs	\$9,622,284	Deferred Developer Fee	\$4,433,541
		Tax Credit Equity	\$36,524,937
		TOTAL	\$90,513,569

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	\$80,788,354
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$105,024,860
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$4,199,366
Approved Developer Fee (in Project Cost & Eligible Basis):	\$10,534,580
Federal Tax Credit Factor:	\$0.86977

Except as allowed for projects basing cost on assumed third party debt, the "as if vacant" land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions: None.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	9
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	119

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 99.140%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

Walnut Apartments, located at 3020 Fostoria Way in Danville on a 0.75 acre site, requested and is being recommended for a reservation of \$1,032,912 in annual federal tax credits and \$12,750,000 of tax-exempt bond cap to finance the new construction of 44 units of housing, consisting of 43 restricted rental units and 1 unrestricted manager's unit. The project will have 20 one-bedroom units, 12 two-bedroom units, and 12 three-bedroom units, serving families with rents affordable to households earning 30%-70% of area median income (AMI). The construction is expected to begin in June 2025 and be completed in December 2026. The project will be developed by Pacific West Communities, Inc. and will be located in Senate District 7 and Assembly District 16.

Project Number CA-24-681

Project Name Walnut Apartments
Site Address: 3020 Fostoria Way
Danville, CA 94526
County: Contra Costa
Census Tract: 3451.05

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,032,912	\$0
Recommended:	\$1,032,912	\$0

Tax-Exempt Bond Allocation
Recommended: \$12,750,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Danville Pacific Associates, LP
Contact: Caleb Roope
Address: 430 East State Street, Suite 100
Eagle, ID 83616
Phone: 208.461.0022
Email: calebr@tpchousing.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: California Municipal Finance Authority (CMFA)
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: California Bank & Trust

Development Team

General Partner(s) or Principal Owner(s): Central Valley Coalition for Affordable Housing
 TPC Holdings IX, LLC

General Partner Type: Joint Venture

Parent Company(ies): Central Valley Coalition for Affordable Housing
 The Pacific Companies

Developer: Pacific West Communities, Inc.

Investor/Consultant: Boston Financial

Management Agent: Infinity Management & Investments, LLC

Project Information

Construction Type: New Construction

Total # Residential Buildings: 2

Total # of Units: 44

No. / % of Low Income Units: 43 100.00%

Average Targeted Affordability: 59.77%

Federal Set-Aside Elected: 40%/60% Average Income

Federal Subsidy: Tax-Exempt

Information

Housing Type: Large Family

Geographic Area: East Bay Region

State Ceiling Pool: New Construction

Set Aside: N/A

CDLAC Project Analyst: Sarah Lester

CTCAC Project Analyst: Chris Saenz

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	5	12%
50% AMI:	5	12%
60% AMI:	14	33%
70% AMI*:	19	44%

*CTCAC restricted only

Unit Mix

20 1-Bedroom Units
12 2-Bedroom Units
12 3-Bedroom Units
44 Total Units

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
3 1 Bedroom	30%	\$876
3 1 Bedroom	50%	\$1,460
6 1 Bedroom	60%	\$1,752
8 1 Bedroom	70%	\$2,044
1 2 Bedrooms	30%	\$1,051
1 2 Bedrooms	50%	\$1,752
7 2 Bedrooms	60%	\$2,103
3 2 Bedrooms	70%	\$2,453
1 3 Bedrooms	30%	\$1,214
1 3 Bedrooms	50%	\$2,024
1 3 Bedrooms	60%	\$2,429
8 3 Bedrooms	70%	\$2,834
1 3 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$3,489,000
Construction Costs	\$11,964,020
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$700,000
Soft Cost Contingency	\$370,000
Relocation	\$0
Architectural/Engineering	\$940,000
Const. Interest, Perm. Financing	\$1,738,900
Legal Fees	\$140,000
Reserves	\$362,076
Other Costs	\$1,601,497
Developer Fee	\$2,590,917
Commercial Costs	\$0
Total	\$23,896,410

Residential

Construction Cost Per Square Foot:	\$303
Per Unit Cost:	\$543,100
Estimated Hard Per Unit Cost:	\$235,020
True Cash Per Unit Cost*:	\$541,034
Bond Allocation Per Unit:	\$289,773
Bond Allocation Per Restricted Rental Unit:	\$531,250

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
CB&T ¹ : Tax-Exempt	\$12,750,000	CB&T ¹ : Tax-Exempt	\$7,850,000
Bonneville: Tax-Exempt	\$4,200,000	Bonneville: Tax-Exempt	\$4,200,000
Value of Land Donation	\$3,079,900	Value of Land Donation	\$3,079,900
Deferred Costs	\$362,076	Deferred Developer Fee	\$90,917
Deferred Developer Fee	\$2,590,917	Tax Credit Equity	\$8,675,593
Tax Credit Equity	\$913,517	TOTAL	\$23,896,410

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

¹California Bank & Trust

Determination of Credit Amount(s)

Requested Eligible Basis:	\$19,863,699
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$25,822,809
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$1,032,912
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,590,917
Federal Tax Credit Factor:	\$0.83992

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

The applicant requested and was granted a waiver for the recreational facilities requirement for children ages 2-12 under CTCAC Regulation Section 10325(g)(1)(D). The applicant has demonstrated availability of play or recreational facilities suitable for children ages 2-12 in the form of a nearby and readily accessible public park with recreational facilities adjacent to the proposed project.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	10
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	120

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 100.315%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

Via Vail Village, located at Via Vail between Key Largo & Monterey Avenues in Rancho Mirage on a 10.0 acre site, requested and is being recommended for a reservation of \$5,097,847 in annual federal tax credits and \$57,000,000 of tax-exempt bond cap to finance the new construction of 236 units of housing, consisting of 234 restricted rental units and 2 unrestricted manager's units. The project will have 100 one-bedroom units, 62 two-bedroom units, and 74 three-bedroom units, serving families with rents affordable to households earning 30%-80% of area median income (AMI). The construction is expected to begin in June 2025 and be completed in June 2027. The project will be developed by Pacific West Communities, Inc. and will be located in Senate District 18 and Assembly District 47.

Project Number CA-24-683

Project Name Via Vail Village
Site Address: Via Vail between Key Largo & Monterey Avenues
Rancho Mirage, CA 92270
County: Riverside
Census Tract: 449.21

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$5,097,847	\$0
Recommended:	\$5,097,847	\$0

Tax-Exempt Bond Allocation
Recommended: \$57,000,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Rancho Mirage Pacific Associates, LP
Contact: Caleb Roope
Address: 430 East State Street, Suite 100
Eagle, ID 83616
Phone: 208.461.0022
Email: calebr@tpchousing.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: California Municipal Finance Authority (CMFA)
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: Citibank, N.A.

Development Team
General Partner(s) or Principal Owner(s): Central Valley Coalition for Affordable Housing
TPC Holdings IX, LLC
General Partner Type: Joint Venture
Parent Company(ies): Central Valley Coalition for Affordable Housing
The Pacific Companies
Developer: Pacific West Communities, Inc.
Investor/Consultant: Boston Financial
Management Agent: ConAm Management Corporation

Project Information

Construction Type:	New Construction
Total # Residential Buildings:	15
Total # of Units:	236
No. / % of Low Income Units:	234 100.00%
Average Targeted Affordability:	59.92%
Federal Set-Aside Elected:	40%/60% Average Income
Federal Subsidy:	Tax-Exempt

Information

Housing Type:	Large Family
Geographic Area:	Inland Empire Region
State Ceiling Pool:	New Construction
Set Aside:	N/A
CDLAC Project Analyst:	Daisy Andrade
CTCAC Project Analyst:	Jacob Couch

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	58	25%
50% AMI:	50	21%
60% AMI:	15	6%
80% AMI*:	111	47%

*CTCAC restricted only

Unit Mix

100 1-Bedroom Units
62 2-Bedroom Units
74 3-Bedroom Units
<u>236 Total Units</u>

<u>Unit Type & Number</u>	<u>2024 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
40 1 Bedroom	30%	\$576
40 1 Bedroom	50%	\$961
10 1 Bedroom	60%	\$1,153
10 1 Bedroom	80%	\$1,538
16 2 Bedrooms	30%	\$691
8 2 Bedrooms	50%	\$1,152
3 2 Bedrooms	60%	\$1,383
33 2 Bedrooms	80%	\$1,844
2 3 Bedrooms	30%	\$799
2 3 Bedrooms	50%	\$1,332
2 3 Bedrooms	60%	\$1,599
68 3 Bedrooms	80%	\$2,132
2 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$7,580,270
Construction Costs	\$63,633,683
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$3,300,000
Soft Cost Contingency	\$500,005
Relocation	\$0
Architectural/Engineering	\$990,000
Const. Interest, Perm. Financing	\$8,631,200
Legal Fees	\$190,000
Reserves	\$1,072,527
Other Costs	\$7,242,279
Developer Fee	\$12,835,466
Commercial Costs	\$0
Total	\$105,975,430

Residential

Construction Cost Per Square Foot:	\$311
Per Unit Cost:	\$449,048
Estimated Hard Per Unit Cost:	\$232,408
True Cash Per Unit Cost*:	\$414,048
Bond Allocation Per Unit:	\$241,525
Bond Allocation Per Restricted Rental Unit:	\$463,415

Construction Financing

Source	Amount
Citibank: Tax-Exempt	\$57,000,000
Citibank: Taxable	\$3,018,188
Bonneville: Recycled Tax-Exempt	\$19,700,000
RMHA ¹ : Land	\$5,900,000
Fee Waiver	\$369,720
Deferred Fees	\$1,797,766
Deferred Costs	\$1,072,527
Deferred Developer Fee	\$12,835,466
Tax Credit Equity	\$4,281,763

Permanent Financing

Source	Amount
Citibank: Tax-Exempt	\$27,500,000
Bonneville: Recycled Tax-Exempt	\$19,700,000
RMHA ¹ : Land	\$5,900,000
Fee Waiver	\$369,720
Deferred Fees	\$1,797,766
Deferred Developer Fee	\$7,890,311
Tax Credit Equity	\$42,817,633
TOTAL	\$105,975,430

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

¹Rancho Mirage Housing Authority

Determination of Credit Amount(s)

Requested Eligible Basis:	\$98,035,522
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$127,446,179
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$5,097,847
Approved Developer Fee (in Project Cost & Eligible Basis):	\$12,835,466
Federal Tax Credit Factor:	\$0.83992

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

This Project's annual per unit operating expense total is below the CTCAC published per unit operating minimums of \$4,700. As allowed by CTCAC Regulation Section 10327(g)(1), CTCAC approves an annual per unit operating expense total of \$4,463 on agreement of the permanent lender and equity investor.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	10
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	120

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 94.999%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

Twin Park Landing, located at 6670 Reseda Boulevard in Los Angeles on a 1.43 acre site, requested and is being recommended for a reservation of \$6,395,668 in annual federal tax credits and \$68,000,000 of tax-exempt bond cap to finance the new construction of 275 units of housing, consisting of 272 restricted rental units and 3 unrestricted manager's units. The project will have 275 one-bedroom units, serving tenants with rents affordable to households earning 30%-70% of area median income (AMI). The construction is expected to begin in June 2025 and be completed in June 2027. The project will be developed by Pacific West Communities, Inc. and will be located in Senate District 20 and Assembly District 46.

Project Number CA-24-684

Project Name Twin Park Landing
Site Address: 6670 Reseda Boulevard
Los Angeles, CA 91335
County: Los Angeles
Census Tract: 1327.00

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$6,395,668	\$0
Recommended:	\$6,395,668	\$0

Tax-Exempt Bond Allocation
Recommended: \$68,000,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Los Angeles Reseda Pacific Associates, LP
Contact: Caleb Roope
Address: 430 East State Street, Suite 100
Eagle, ID 83616
Phone: 208.461.0022
Email: calebr@tpchousing.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: California Municipal Finance Authority (CMFA)
Bond Counsel: Orrick, LHerrington & Sutcliffe LLP
Private Placement Purchaser: Citibank, N.A.

Development Team
General Partner(s) or Principal Owner(s): Central Valley Coalition for Affordable Housing
TPC Holdings IX, LLC
General Partner Type: Joint Venture
Parent Company(ies): Central Valley Coalition for Affordable Housing
The Pacific Companies
Developer: Pacific West Communities, Inc.
Investor/Consultant: Boston Financial
Management Agent: ConAm Management Corporation

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 2
 Total # of Units: 275
 No. / % of Low Income Units: 272 100.00%
 Average Targeted Affordability: 57.75%
 Federal Set-Aside Elected: 40%/60% Average Income
 Federal Subsidy: Tax-Exempt

Information

Housing Type: Non-Targeted
 Geographic Area: City of Los Angeles
 State Ceiling Pool: New Construction
 Set Aside: N/A
 CDLAC Project Analyst: Sarah Lester
 CTCAC Project Analyst: Sopida Steinwert

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	28	10%
50% AMI:	28	10%
60% AMI:	105	39%
70% AMI*:	111	41%

*CTCAC restricted only

Unit Mix

275 1-Bedroom Units
275 Total Units

<u>Unit Type & Number</u>	<u>2024 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
28 1 Bedroom	30%	\$780
28 1 Bedroom	50%	\$1,300
105 1 Bedroom	60%	\$1,560
111 1 Bedroom	70%	\$1,679
3 1 Bedroom	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$1,705,000
Construction Costs	\$82,403,819
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$4,300,000
Soft Cost Contingency	\$1,450,000
Relocation	\$0
Architectural/Engineering	\$3,190,000
Const. Interest, Perm. Financing	\$11,524,300
Legal Fees	\$180,000
Reserves	\$1,664,984
Other Costs	\$5,800,136
Developer Fee	\$14,800,000
Commercial Costs	\$0
Total	\$127,018,239

Residential

Construction Cost Per Square Foot:	\$432
Per Unit Cost:	\$461,885
Estimated Hard Per Unit Cost:	\$270,484
True Cash Per Unit Cost*:	\$429,885
Bond Allocation Per Unit:	\$247,273
Bond Allocation Per Restricted Rental Unit:	\$422,360

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Citibank: Tax-Exempt	\$68,000,000	Citibank: Tax-Exempt	\$36,500,000
Citibank: Taxable	\$9,181,431	Bonneville: Recycled Tax-Exempt	\$28,000,000
Bonneville: Recycled Tax-Exempt	\$28,000,000	Deferred Developer Fee	\$8,800,000
Deferred Costs	\$1,664,984	Tax Credit Equity	\$53,718,239
Deferred Developer Fee	\$14,800,000	TOTAL	\$127,018,239
Tax Credit Equity	\$5,371,824		

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	\$122,993,608
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$159,891,690
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$6,395,668
Approved Developer Fee (in Project Cost & Eligible Basis):	\$14,800,000
Federal Tax Credit Factor:	\$0.83992

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

This Project's annual per unit operating expense total is below the CTCAC published per unit operating minimums of \$6,300. As allowed by CTCAC Regulation Section 10327(g)(1), CTCAC approves an annual per unit operating expense total of \$5,420 on agreement of the permanent lender and equity investor.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	0
Affirmatively Furthering Fair Housing	10	0	9
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	109

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 86.306%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

Sunnydale HOPE SF Block 9, located at 1652 Sunnydale Avenue in San Francisco on a 1.2 acre site, requested and is being recommended for a reservation of \$5,399,955 in annual federal tax credits and \$57,075,000 of tax-exempt bond cap to finance the new construction of 95 units of housing, consisting of 94 restricted rental units and 1 unrestricted manager's unit. The project will have 10 one-bedroom units, 51 two-bedroom units, 23 three-bedroom units, and 11 four-bedroom units, serving families with rents affordable to households earning 30%-60% of area median income (AMI). The construction is expected to begin in June 2025 and be completed in April 2027. The project will be developed by Related Irvine Development Company and will be located in Senate District 11 and Assembly District 17.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers.

Project Number CA-24-686

Project Name Sunnydale HOPE SF Block 9
Site Address: 1652 Sunnydale Avenue
San Francisco, CA 94134
County: San Francisco
Census Tract: 605.02

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$5,399,955	\$0
Recommended:	\$5,399,955	\$0

Tax-Exempt Bond Allocation
Recommended: \$57,075,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Sunnydale Block 9 Housing Partners, L.P.
Contact: Ann Silverberg
Address: 44 Montgomery Street, Suite 1310
San Francisco, CA 94104
Phone: (415) 677-4009
Email: asilverberg@related.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: City and County of San Francisco
Bond Counsel: Jones Hall, A Professional Law Corporation
Private Placement Purchaser: Citibank, N.A.

Development Team
General Partner(s) or Principal Owner(s): Related/Sunnydale Block 9 Development Co., LLC
Sunnydale Block 9 LLC
General Partner Type: Joint Venture
Parent Company(ies): The Related Companies of California, LLC
Mercy Housing Calwest
Developer: Related Irvine Development Company
Investor/Consultant: California Housing Partnership Corporation
Management Agent: Mercy Housing Management Group

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 95
 No. / % of Low Income Units: 94 100.00%
 Average Targeted Affordability: 39.50%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt / HUD Section 8 Project-based Vouchers
 (71 Units - 76%)

Information

Housing Type: Large Family
 Geographic Area: San Francisco County
 State Ceiling Pool: New Construction
 Set Aside: Extremely Low/Very Low Income Set Aside
 CDLAC Project Analyst: Danielle Stevenson
 CTCAC Project Analyst: Sopida Steinwert

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	12	13%
50% AMI:	59	63%
60% AMI:	23	24%

Unit Mix

10 1-Bedroom Units
51 2-Bedroom Units
23 3-Bedroom Units
11 4-Bedroom Units
<u>95 Total Units</u>

<u>Unit Type & Number</u>	<u>2024 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
3 1 Bedroom	30%	\$1,101
1 1 Bedroom	50%	\$1,499
6 1 Bedroom	60%	\$1,836
8 2 Bedrooms	30%	\$1,322
28 2 Bedrooms	50%	\$1,686
15 2 Bedrooms	60%	\$2,203
1 3 Bedrooms	30%	\$1,527
19 3 Bedrooms	50%	\$1,873
2 3 Bedrooms	60%	\$2,545
11 4 Bedrooms	50%	\$2,023
1 3 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$20,001
Construction Costs	\$78,625,075
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$3,931,254
Soft Cost Contingency	\$635,432
Relocation	\$0
Architectural/Engineering	\$2,977,949
Const. Interest, Perm. Financing	\$13,630,691
Legal Fees	\$315,000
Reserves	\$946,000
Other Costs	\$3,263,500
Developer Fee	\$8,250,000
Commercial Costs	\$0
Total	\$112,594,902

Residential

Construction Cost Per Square Foot:	\$920
Per Unit Cost:	\$1,185,209
Estimated Hard Per Unit Cost:	\$746,031
True Cash Per Unit Cost*:	\$1,155,698
Bond Allocation Per Unit:	\$600,789
Bond Allocation Per Restricted Rental Unit:	\$607,181

Construction Financing

Source	Amount
Citibank: Tax-Exempt	\$57,075,000
Citibank: Taxable	\$15,453,890
SF MOHCD ¹	\$27,250,000
SF MOHCD ¹ : Accrued Interest	\$1,287,011
Deferred Costs	\$3,736,715
Deferred Developer Fee	\$2,803,570
Tax Credit Equity	\$4,988,716

Permanent Financing

Source	Amount
Citibank: Tax-Exempt	\$29,124,000
SF MOHCD ¹	\$27,250,000
SF MOHCD ¹ : Accrued Interest	\$1,287,011
Deferred Developer Fee	\$2,803,570
Tax Credit Equity	\$52,130,321
TOTAL	\$112,594,902

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

¹San Francisco Mayor's Office of Housing and Community Development

Determination of Credit Amount(s)

Requested Eligible Basis:	\$103,845,283
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$134,998,868
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$5,399,955
Approved Developer Fee (in Project Cost & Eligible Basis):	\$8,250,000
Federal Tax Credit Factor:	\$0.96538

Except as allowed for projects basing cost on assumed third party debt, the "as if vacant" land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

Staff noted a per unit development cost of \$1,155,698. The applicant noted that the per unit cost is attributed to the larger unit sizes, existing parking commitments, prevailing wage requirements, specific Small Business Enterprise (SBE) and hyperlocal SBE goals, public housing hiring goals, and the project's location in San Francisco.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	9
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	119

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 140.166%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

Rovina Lane Apartments, located at 2 Rovina Lane in Petaluma on a 1.0 acre site, requested and is being recommended for a reservation of \$1,014,621 in annual federal tax credits and \$11,250,000 of tax-exempt bond cap to finance the new construction of 32 units of housing, consisting of 31 restricted rental units and 1 unrestricted manager's unit. The project will have 10 one-bedroom units, 10 two-bedroom units, and 12 three-bedroom units, serving families with rents affordable to households earning 30%-80% of area median income (AMI). The construction is expected to begin in June 2025 and be completed in June 2026. The project will be developed by Pacific West Communities, Inc. and will be located in Senate District 3 and Assembly District 12.

Project Number CA-24-690

Project Name Rovina Lane Apartments
Site Address: 2 Rovina Lane
Petaluma, CA 94952

County: Sonoma
Census Tract: 1507.02

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,014,621	\$0
Recommended:	\$1,014,621	\$0

Tax-Exempt Bond Allocation
Recommended: \$11,250,000

CTCAC Applicant Information

CTCAC Applicant/CDLAC Sponsor: Petaluma Pacific Associates, LP
Contact: Caleb Roope
Address: 430 East State Street, Suite 100
Eagle, ID 83616
Phone: 208.461.0022
Email: calebr@tpchousing.com

Bond Financing Information

CDLAC Applicant/Bond Issuer: California Municipal Finance Authority (CMFA)
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: California Bank & Trust

Development Team

General Partner(s) or Principal Owner(s): Central Valley Coalition for Affordable Housing
TPC Holdings IX, LLC

General Partner Type: Joint Venture
Parent Company(ies): Central Valley Coalition for Affordable Housing
The Pacific Companies

Developer: Pacific West Communities, Inc.
Investor/Consultant: Boston Financial
Management Agent: Buckingham Property Management

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 2
 Total # of Units: 32
 No. / % of Low Income Units: 31 100.00%
 Average Targeted Affordability: 60.00%
 Federal Set-Aside Elected: 40%/60% Average Income
 Federal Subsidy: Tax-Exempt

Information

Housing Type: Large Family
 Geographic Area: Northern Region
 State Ceiling Pool: New Construction
 Set Aside: N/A
 CDLAC Project Analyst: Brandon Medina
 CTCAC Project Analyst: Sopida Steinwert

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	9	29%
50% AMI:	3	10%
60% AMI:	4	13%
80% AMI*:	15	48%

*CTCAC restricted only

Unit Mix

10 1-Bedroom Units
 10 2-Bedroom Units
12 3-Bedroom Units
 32 Total Units

<u>Unit Type & Number</u>	<u>2024 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
7 1 Bedroom	30%	\$778
1 1 Bedroom	50%	\$1,297
1 1 Bedroom	60%	\$1,557
1 1 Bedroom	80%	\$2,076
1 2 Bedrooms	30%	\$933
1 2 Bedrooms	50%	\$1,556
2 2 Bedrooms	60%	\$1,867
5 2 Bedrooms	80%	\$2,490
1 3 Bedrooms	30%	\$1,078
1 3 Bedrooms	50%	\$1,798
1 3 Bedrooms	60%	\$2,157
9 3 Bedrooms	80%	\$2,877
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$1,226,788
Construction Costs	\$12,128,272
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$700,000
Soft Cost Contingency	\$300,000
Relocation	\$0
Architectural/Engineering	\$940,000
Const. Interest, Perm. Financing	\$1,790,600
Legal Fees	\$140,000
Reserves	\$295,389
Other Costs	\$1,005,880
Developer Fee	\$2,545,035
Commercial Costs	\$0
Total	\$21,071,964

Residential

Construction Cost Per Square Foot:	\$304
Per Unit Cost:	\$658,499
Estimated Hard Per Unit Cost:	\$326,878
True Cash Per Unit Cost*:	\$606,936
Bond Allocation Per Unit:	\$351,563
Bond Allocation Per Restricted Rental Unit:	\$703,125

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
CA Bank & Trust: Tax-Exempt	\$11,250,000	CA Bank & Trust: Tax-Exempt	\$5,900,000
CA Bank & Trust: Taxable	\$1,129,344	Bonneville: Recycled Tax-Exempt	\$5,000,000
Bonneville: Recycled Tax-Exempt	\$5,000,000	Deferred Developer Fee	\$1,650,000
Deferred Costs	\$295,389	Tax Credit Equity	\$8,521,964
Deferred Developer Fee	\$2,545,035	TOTAL	\$21,071,964
Tax Credit Equity	\$852,196		

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	\$19,511,936
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$25,365,517
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$1,014,621
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,545,035
Federal Tax Credit Factor:	\$0.83992

Except as allowed for projects basing cost on assumed third party debt, the "as if vacant" land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions: None.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	10
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	120

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 62.241%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
 CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
 Project Staff Report
 Qualified Private Activity Tax-Exempt Bond Project
 December 11, 2024**

Pacific Crest Commons, located at 10077 State Highway 89 South in Truckee on a 1.75 acre site, requested and is being recommended for a reservation of \$1,942,919 in annual federal tax credits and \$21,000,000 of tax-exempt bond cap to finance the new construction of 55 units of housing, consisting of 54 restricted rental units and 1 unrestricted manager's unit. The project will have 11 studio units, 16 one-bedroom units, 14 two-bedroom units, and 14 three-bedroom units, serving families with rents affordable to households earning 20%-80% of area median income (AMI). The construction is expected to begin in June 2025 and be completed in December 2026. The project will be developed by Pacific West Communities, Inc. and will be located in Senate District 1 and Assembly District 1.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers. The project financing includes state funding from the No Place Like Home (NPLH), Infill Infrastructure Grant (IIG) and Local Government Matching Grant (LGMG) programs of HCD.

Project Number CA-24-691

Project Name Pacific Crest Commons
 Site Address: 10077 State Highway 89 South
 Truckee, CA 96161
 County: Nevada
 Census Tract: 12.09

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,942,919	\$0
Recommended:	\$1,942,919	\$0

Tax-Exempt Bond Allocation
 Recommended: \$21,000,000

CTCAC Applicant Information
 CTCAC Applicant/CDLAC Sponsor: Truckee Pacific Crest Associates, a
 California Limited Partnership
 Contact: Caleb Roope
 Address: 430 East State Street, Suite 100
 Eagle, ID 83616
 Phone: 208.461.0022
 Email: calebr@tpchousing.com

Bond Financing Information
 CDLAC Applicant/Bond Issuer: California Municipal Finance Authority (CMFA)
 Bond Counsel: Orrick, Herrington & Sutcliffe LLP
 Private Placement Purchaser: California Bank & Trust

Development Team

General Partner(s) or Principal Owner(s): Building Better Partnerships, Inc.
 TPC Holdings IX, LLC

General Partner Type: Joint Venture

Parent Company(ies): Building Better Partnerships, Inc.
 The Pacific Companies

Developer: Pacific West Communities, Inc.

Investor/Consultant: Boston Financial

Management Agent: Cambridge Real Estate Services

Project Information

Construction Type: New Construction

Total # Residential Buildings: 2

Total # of Units: 55

No. / % of Low Income Units: 54 100.00%

Average Targeted Affordability: 59.65%

Federal Set-Aside Elected: 40%/60% Average Income

Federal Subsidy: Tax-Exempt / HUD Section 8 Project-based Vouchers
 (10 Units - 19%)

Information

Housing Type: Large Family

Geographic Area: N/A

State Ceiling Pool: N/A

Set Aside: N/A

Homeless Set Aside Units: 10

CDLAC Project Analyst: Daisy Andrade

CTCAC Project Analyst: Nick White

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	10	19%
50% AMI:	6	11%
60% AMI:	16	30%
80% AMI*:	22	41%

*CTCAC restricted only

Unit Mix

11 SRO/Studio Units

16 1-Bedroom Units

14 2-Bedroom Units

14 3-Bedroom Units

55 Total Units

<u>Unit Type & Number</u>	<u>2024 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
5 SRO/Studio	20%	\$365
1 SRO/Studio	50%	\$912
1 SRO/Studio	60%	\$1,095
4 SRO/Studio	80%	\$1,460
5 1 Bedroom	20%	\$391
2 1 Bedroom	50%	\$977
2 1 Bedroom	60%	\$1,173
6 1 Bedroom	80%	\$1,564
2 2 Bedrooms	50%	\$1,172
6 2 Bedrooms	60%	\$1,407
6 2 Bedrooms	80%	\$1,876
1 3 Bedrooms	50%	\$1,355
7 3 Bedrooms	60%	\$1,626
6 3 Bedrooms	80%	\$2,168
1 1 Bedroom	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$2,619,705
Construction Costs	\$24,991,340
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$1,300,000
Soft Cost Contingency	\$350,000
Relocation	\$0
Architectural/Engineering	\$985,000
Const. Interest, Perm. Financing	\$2,128,400
Legal Fees	\$170,000
Reserves	\$377,290
Other Costs	\$2,261,212
Developer Fee	\$4,873,543
Commercial Costs	\$0
Total	\$40,056,490

Residential

Construction Cost Per Square Foot:	\$384
Per Unit Cost:	\$728,300
Estimated Hard Per Unit Cost:	\$390,822
True Cash Per Unit Cost*:	\$646,482
Bond Allocation Per Unit:	\$381,818
Bond Allocation Per Restricted Rental Unit:	\$656,250

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
CB&T ¹ : Tax-Exempt	\$21,000,000	CB&T ¹ : Tax-Exempt	\$6,700,000
CB&T ¹ : Taxable	\$7,324,634	CA DGS ² : Ground Lease	\$1,760,000
CA DGS ² : Ground Lease	\$1,760,000	HCD: IIG	\$1,089,134
HCD: IIG	\$1,089,134	HCD: LGMG	\$5,000,000
Town of Truckee	\$1,000,000	HCD: NPLH	\$2,688,468
Regional Housing Authority	\$1,000,000	Town of Truckee	\$1,000,000
Deferred Cost	\$377,290	Regional Housing Authority	\$1,000,000
Deferred Developer Fee	\$4,873,543	Deferred Developer Fee	\$4,500,000
Tax Credit Equity	\$1,631,889	Tax Credit Equity	\$16,318,888
		TOTAL	\$40,056,490

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

¹California Bank & Trust

²California Department of General Services

Determination of Credit Amount(s)

Requested Eligible Basis:	\$37,363,833
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$48,572,983
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$1,942,919
Approved Developer Fee (in Project Cost & Eligible Basis):	\$4,873,543
Federal Tax Credit Factor:	\$0.83992

Except as allowed for projects basing cost on assumed third party debt, the "as if vacant" land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

Staff noted a per unit development cost of \$646,482 per unit. The applicant noted that the per unit cost is attributed to structural requirements, limited subcontractors, limited building season and prevailing wages.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	10
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	120

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 55.299%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

Kensington Apartments, located at Washington Avenue and Magnolia Street in Murrieta on a 4.7 acre site, requested and is being recommended for a reservation of \$2,559,831 in annual federal tax credits and \$28,500,000 of tax-exempt bond cap to finance the new construction of 126 units of housing, consisting of 125 restricted rental units and 1 unrestricted manager's unit. The project will have 48 one-bedroom units, 42 two-bedroom units, and 36 three-bedroom units, serving families with rents affordable to households earning 30%-80% of area median income (AMI). The construction is expected to begin in June 2025 and be completed in June 2027. The project will be developed by Pacific West Communities, Inc. and will be located in Senate District 32 and Assembly District 71.

Project Number CA-24-700

Project Name Kensington Apartments
Site Address: Washington Avenue and Magnolia Street
Murrieta, CA 92562
County: Riverside
Census Tract: 506.00

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$2,559,831	\$0
Recommended:	\$2,559,831	\$0

Tax-Exempt Bond Allocation
Recommended: \$28,500,000

CTCAC Applicant Information

CTCAC Applicant/CDLAC Sponsor: Murrieta Pacific Associates, a California Limited Partnership
Contact: Caleb Roope
Address: 430 East State Street, Suite 100
Eagle, ID 83616
Phone: 208.461.0022
Email: calebr@tpchousing.com

Bond Financing Information

CDLAC Applicant/Bond Issuer: California Municipal Finance Authority (CMFA)
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: Citibank, N.A.

Development Team

General Partner(s) or Principal Owner(s): Central Valley Coalition for Affordable Housing
 TPC Holdings IX, LLC
 General Partner Type: Joint Venture
 Parent Company(ies): Central Valley Coalition for Affordable Housing
 The Pacific Companies
 Developer: Pacific West Communities, Inc.
 Investor/Consultant: Boston Financial
 Management Agent: ConAm Management Corporation

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 5
 Total # of Units: 126
 No. / % of Low Income Units: 125 100.00%
 Average Targeted Affordability: 59.93%
 Federal Set-Aside Elected: 40%/60% Average Income
 Federal Subsidy: Tax-Exempt

Information

Housing Type: Large Family
 Geographic Area: Inland Empire Region
 State Ceiling Pool: New Construction
 Set Aside: N/A
 Homeless Set Aside Units: N/A
 CDLAC Project Analyst: Brandon Medina
 CTCAC Project Analyst: Nick White

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	29	23%
50% AMI:	32	26%
60% AMI:	5	4%
80% AMI*:	59	47%

*CTCAC restricted only

Unit Mix

48 1-Bedroom Units
 42 2-Bedroom Units
 36 3-Bedroom Units
 126 Total Units

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
20 1 Bedroom	30%	\$576
24 1 Bedroom	50%	\$961
3 1 Bedroom	60%	\$1,153
1 1 Bedroom	80%	\$1,538
8 2 Bedrooms	30%	\$691
7 2 Bedrooms	50%	\$1,152
1 2 Bedrooms	60%	\$1,383
25 2 Bedrooms	80%	\$1,844
1 3 Bedrooms	30%	\$799
1 3 Bedrooms	50%	\$1,332
1 3 Bedrooms	60%	\$1,599
33 3 Bedrooms	80%	\$2,132
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$2,576,673
Construction Costs	\$30,959,515
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$1,700,000
Soft Cost Contingency	\$380,000
Relocation	\$0
Architectural/Engineering	\$790,000
Const. Interest, Perm. Financing	\$4,187,550
Legal Fees	\$160,000
Reserves	\$634,243
Other Costs	\$5,361,968
Developer Fee	\$6,528,263
Commercial Costs	\$0
Total	\$53,278,212

Residential

Construction Cost Per Square Foot:	\$303
Per Unit Cost:	\$422,843
Estimated Hard Per Unit Cost:	\$212,189
True Cash Per Unit Cost*:	\$387,065
Bond Allocation Per Unit:	\$226,190
Bond Allocation Per Restricted Rental Unit:	\$431,818

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Citibank: Tax-Exempt	\$28,500,000	Citibank: Tax-Exempt	\$14,600,000
Citibank: Taxable	\$1,973,390	Bonneville: Recycled Tax-Exempt	\$8,000,000
Bonneville: Recycled Tax-Exempt	\$8,000,000	County of Riverside	\$2,900,000
County of Riverside	\$2,900,000	City of Murrieta	\$1,769,773
City of Murrieta	\$1,769,773	Fee Waiver	\$822,500
Fee Waiver	\$822,500	Deferred Developer Fee	\$3,685,509
Deferred Costs	\$634,243	Tax Credit Equity	\$21,500,430
Deferred Developer Fee	\$6,528,263	TOTAL	\$53,278,212
Tax Credit Equity	\$2,150,043		

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	\$49,227,519
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$63,995,775
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$2,559,831
Approved Developer Fee (in Project Cost & Eligible Basis):	\$6,528,263
Federal Tax Credit Factor:	\$0.83992

Except as allowed for projects basing cost on assumed third party debt, the "as if vacant" land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

This Project's annual per unit operating expense total is below the CTCAC published per unit operating minimums of \$4,700. As allowed by CTCAC Regulation Section 10327(g)(1), CTCAC approves an annual per unit operating expense total of \$4,592 on agreement of the permanent lender and equity investor.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	10
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	120

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 110.645%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

Broadway Meadows, located at 1301 Broadway in Millbrae on a 0.67 acre site, requested and is being recommended for a reservation of \$4,290,469 in annual federal tax credits and \$46,000,000 of tax-exempt bond cap to finance the new construction of 97 units of housing, consisting of 96 restricted rental units and 1 unrestricted manager's unit. The project will have 30 studio units, 10 one-bedroom units, 30 two-bedroom units, and 27 three-bedroom units, serving families with rents affordable to households earning 30%-70% of area median income (AMI). The construction is expected to begin in June 2025 and be completed in June 2027. The project will be developed by Pacific West Communities, Inc. and will be located in Senate District 13 and Assembly District 21.

Project Number CA-24-703

Project Name Broadway Meadows
Site Address: 1301 Broadway
Millbrae, CA 94030
County: San Mateo
Census Tract: 6044.00

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$4,290,469	\$0
Recommended:	\$4,290,469	\$0

Tax-Exempt Bond Allocation
Recommended: \$46,000,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Millbrae Broadway Pacific Associates, LP
Contact: Caleb Roope
Address: 430 East State Street, Suite 100
Eagle, ID 83616
Phone: 208.461.0022
Email: calebr@tpchousing.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: California Municipal Finance Authority (CMFA)
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: Citibank, N.A.

Development Team
General Partner(s) or Principal Owner(s): Central Valley Coalition for Affordable Housing
TPC Holdings IX, LLC
General Partner Type: Joint Venture
Parent Company(ies): Central Valley Coalition for Affordable Housing
The Pacific Companies
Developer: Pacific West Communities, Inc.
Investor/Consultant: Boston Financial
Management Agent: ConAm Management Corporation

Project Information

Construction Type:	New Construction
Total # Residential Buildings:	1
Total # of Units:	97
No. / % of Low Income Units:	96 100.00%
Average Targeted Affordability:	58.62%
Federal Set-Aside Elected:	40%/60% Average Income
Federal Subsidy:	Tax-Exempt

Information

Housing Type:	Large Family
Geographic Area:	South and West Bay Region
State Ceiling Pool:	New Construction
Set Aside:	N/A
CDLAC Project Analyst:	Amit Sarang
CTCAC Project Analyst:	Sopida Steinwert

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	20	21%
50% AMI:	5	5%
60% AMI:	7	7%
70% AMI*:	64	67%

*CTCAC restricted only

Unit Mix

30 SRO/Studio Units
10 1-Bedroom Units
30 2-Bedroom Units
<u>27 3-Bedroom Units</u>
97 Total Units

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
17 SRO/Studio	30%	\$1,028
2 SRO/Studio	50%	\$1,713
4 SRO/Studio	60%	\$2,056
7 SRO/Studio	70%	\$2,134
1 1 Bedroom	30%	\$1,101
1 1 Bedroom	50%	\$1,836
1 1 Bedroom	60%	\$2,203
7 1 Bedroom	70%	\$2,570
1 2 Bedrooms	30%	\$1,322
1 2 Bedrooms	50%	\$2,203
1 2 Bedrooms	60%	\$2,644
26 2 Bedrooms	70%	\$2,968
1 3 Bedrooms	30%	\$1,527
1 3 Bedrooms	50%	\$2,545
1 3 Bedrooms	60%	\$3,054
24 3 Bedrooms	70%	\$3,563
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$2,596,750
Construction Costs	\$53,484,421
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$2,700,000
Soft Cost Contingency	\$600,000
Relocation	\$0
Architectural/Engineering	\$1,090,000
Const. Interest, Perm. Financing	\$7,768,850
Legal Fees	\$225,000
Reserves	\$986,028
Other Costs	\$7,033,169
Developer Fee	\$9,800,000
Commercial Costs	\$0
Total	\$86,284,218

Residential

Construction Cost Per Square Foot:	\$590
Per Unit Cost:	\$889,528
Estimated Hard Per Unit Cost:	\$476,981
True Cash Per Unit Cost*:	\$832,849
Bond Allocation Per Unit:	\$474,227
Bond Allocation Per Restricted Rental Unit:	\$1,437,500

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
Citibank, N.A.: Tax-Exempt	\$46,000,000	Citibank, N.A.: Tax-Exempt	\$23,750,000
Citibank, N.A.: Taxable	\$4,894,556	Bonneville: Recycled Tax-Exempt	\$21,000,000
Bonneville: Recycled Tax-Exempt	\$21,000,000	Deferred Developer Fee	\$5,497,883
Deferred Costs	\$986,028	Tax Credit Equity	\$36,036,335
Deferred Developer Fee	\$9,800,000	TOTAL	\$86,284,218
Tax Credit Equity	\$3,603,634		

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	\$82,509,020
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$107,261,726
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$4,290,469
Approved Developer Fee (in Project Cost & Eligible Basis):	\$9,800,000
Federal Tax Credit Factor:	\$0.83992

Except as allowed for projects basing cost on assumed third party debt, the "as if vacant" land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

Staff noted a per unit development cost of \$832,849. The applicant noted that the per unit cost is attributed to local impact and permitting fees, the project's location in the high-cost Bay Area, podium parking, and the relatively small size of the development, which limits economies of scale.

This Project's annual per unit operating expense total is below the CTCAC published per unit operating minimums of \$6,800. As allowed by CTCAC Regulation Section 10327(g)(1), CTCAC approves an annual per unit operating expense total of \$6,173 on agreement of the permanent lender and equity investor.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	10
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	120

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 70.963%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
 CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
 Project Staff Report
 Qualified Private Activity Tax-Exempt Bond Project
 December 11, 2024**

Avenue 44 Apartments, located at Avenue 44 & Golf Center Parkway in Indio on a 6.06 acre site, requested and is being recommended for a reservation of \$3,543,061 in annual federal tax credits and \$39,000,000 of tax-exempt bond cap to finance the new construction of 180 units of housing, consisting of 178 restricted rental units and 2 unrestricted manager's units. The project will have 87 one-bedroom units, 48 two-bedroom units, and 45 three-bedroom units, serving families with rents affordable to households earning 30%-80% of area median income (AMI). The construction is expected to begin in June 2025 and be completed in June 2027. The project will be developed by Pacific West Communities, Inc. and will be located in Senate District 18 and Assembly District 36.

The project financing includes state funding from the Permanent Local Housing Allocation (PLHA) program of HCD.

Project Number CA-24-705

Project Name Avenue 44 Apartments
 Site Address: Avenue 44 & Golf Center Parkway
 Indio, CA 92203
 County: Riverside
 Census Tract: 453.06

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$3,543,061	\$0
Recommended:	\$3,543,061	\$0

Tax-Exempt Bond Allocation
 Recommended: \$39,000,000

CTCAC Applicant Information
 CTCAC Applicant/CDLAC Sponsor: Indio Avenue 44 Pacific Associates, a California Limited Partnership

Contact: Caleb Roope
 Address: 430 East State Street, Suite 100
 Eagle, ID 83616
 Phone: 208.461.0022
 Email: calebr@tpchousing.com

Bond Financing Information
 CDLAC Applicant/Bond Issuer: California Municipal Finance Authority (CMFA)
 Bond Counsel: Orrick, Herrington & Sutcliffe LLP
 Private Placement Purchaser: Citibank, N.A.

Development Team

General Partner(s) or Principal Owner(s): Central Valley Coalition for Affordable Housing
 TPC Holdings IX, LLC

General Partner Type: Joint Venture

Parent Company(ies): Central Valley Coalition for Affordable Housing
 The Pacific Companies

Developer: Pacific West Communities, Inc.

Investor/Consultant: Boston Financial

Management Agent: ConAm Management Corporation

Project Information

Construction Type: New Construction

Total # Residential Buildings: 8

Total # of Units: 180

No. / % of Low Income Units: 178 100.00%

Average Targeted Affordability: 59.95%

Federal Set-Aside Elected: 40%/60% Average Income

Federal Subsidy: Tax-Exempt

Information

Housing Type: Large Family

Geographic Area: Inland Empire Region

State Ceiling Pool: New Construction

Set Aside: N/A

CDLAC Project Analyst: Jake Salle

CTCAC Project Analyst: Nick White

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	29	16%
50% AMI:	18	10%
60% AMI:	79	44%
80% AMI*:	52	29%

*CTCAC restricted only

Unit Mix

87 1-Bedroom Units

48 2-Bedroom Units

45 3-Bedroom Units

180 Total Units

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
20 1 Bedroom	30%	\$576
9 1 Bedroom	50%	\$961
56 1 Bedroom	60%	\$1,153
2 1 Bedroom	80%	\$1,538
5 2 Bedrooms	30%	\$691
5 2 Bedrooms	50%	\$1,152
19 2 Bedrooms	60%	\$1,383
17 2 Bedrooms	80%	\$1,844
4 3 Bedrooms	30%	\$799
4 3 Bedrooms	50%	\$1,332
4 3 Bedrooms	60%	\$1,599
33 3 Bedrooms	80%	\$2,132
2 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$3,057,615
Construction Costs	\$43,840,643
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$2,500,000
Soft Cost Contingency	\$700,000
Relocation	\$0
Architectural/Engineering	\$1,090,000
Const. Interest, Perm. Financing	\$5,604,200
Legal Fees	\$180,000
Reserves	\$819,385
Other Costs	\$5,551,585
Developer Fee	\$8,923,961
Commercial Costs	\$0
Total	\$72,267,389

Residential

Construction Cost Per Square Foot:	\$310
Per Unit Cost:	\$401,485
Estimated Hard Per Unit Cost:	\$210,457
True Cash Per Unit Cost*:	\$370,575
Bond Allocation Per Unit:	\$216,667
Bond Allocation Per Restricted Rental Unit:	\$309,524

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
Citibank: Tax-Exempt	\$39,000,000	Citibank: Tax-Exempt	\$21,000,000
Citibank: Taxable	\$4,322,157	Bonneville: Recycled Tax-Exempt	\$10,000,000
Bonneville: Recycled Tax-Exempt	\$10,000,000	City of Indio: LMIHAF ¹	\$2,471,850
City of Indio: LMIHAF ¹	\$2,471,850	City of Indio: Deferred Fees	\$1,472,922
City of Indio: Deferred Fees	\$1,472,922	County of Riverside: PLHA	\$2,000,000
County of Riverside: PLHA	\$2,000,000	Waived Fee	\$281,240
Waived Fee	\$281,240	Deferred Developer Fee	\$5,282,641
Deferred Cost	\$819,385	Tax Credit Equity	\$29,758,736
Deferred Developer Fee	\$8,923,961	TOTAL	\$72,267,389
Tax Credit Equity	\$2,975,874		

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

¹LMIHAF: Low and Moderate Income Housing Asset Fund

Determination of Credit Amount(s)

Requested Eligible Basis:	\$68,135,795
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$88,576,534
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$3,543,061
Approved Developer Fee (in Project Cost & Eligible Basis):	\$8,923,961
Federal Tax Credit Factor:	\$0.83992

Except as allowed for projects basing cost on assumed third party debt, the "as if vacant" land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

This Project's annual per unit operating expense total is below the CTCAC published per unit operating minimums of \$4,700. As allowed by CTCAC Regulation Section 10327(g)(1), CTCAC approves an annual per unit operating expense total of \$4,453 on agreement of the permanent lender and equity investor.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	10
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	120

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 99.850%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

Alvarado Creek Apartments, located at 5901-5913, 5915 & 5927 Mission Gorge Road in San Diego on a 3.84 acre site, requested and is being recommended for a reservation of \$7,346,018 in annual federal tax credits and \$88,000,000 of tax-exempt bond cap to finance the new construction of 227 units of housing, consisting of 225 restricted rental units and 2 unrestricted manager's units. The project will have 54 studio units, 54 one-bedroom units, 59 two-bedroom units, and 60 three-bedroom units, serving families with rents affordable to households earning 30%-70% of area median income (AMI). The construction is expected to begin in June 2025 and be completed in June 2027. The project will be developed by Pacific West Communities, Inc. and will be located in Senate District 39 and Assembly District 78.

The project financing includes state funding from the Infill Infrastructure Grant (IIG) program of HCD.

Project Number	CA-24-706
Project Name	Alvarado Creek Apartments
Site Address:	5901-5913, 5915 & 5927 Mission Gorge Road San Diego, CA 92120
County:	San Diego
Census Tract:	96.04

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$7,346,018	\$0
Recommended:	\$7,346,018	\$0

Tax-Exempt Bond Allocation	
Recommended:	\$88,000,000

CTCAC Applicant Information	
CTCAC Applicant/CDLAC Sponsor:	San Diego Pacific Associates, a California Limited Partnership
Contact:	Caleb Roope
Address:	430 East State Street, Suite 100 Eagle, ID 83616
Phone:	208.461.0022
Email:	calebr@tpchousing.com

Bond Financing Information	
CDLAC Applicant/Bond Issuer:	California Municipal Finance Authority (CMFA)
Bond Counsel:	Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser:	Citi Community Capital

Development Team

General Partner(s) or Principal Owner(s): Central Valley Coalition for Affordable Housing
 TPC Holdings IX, LLC

General Partner Type: Joint Venture

Parent Company(ies): Central Valley Coalition for Affordable Housing
 The Pacific Companies

Investor/Consultant: Boston Financial

Management Agent: ConAm Management Corporation

Project Information

Construction Type: New Construction

Total # Residential Buildings: 1

Total # of Units: 227

No. / % of Low Income Units: 225 100.00%

Average Targeted Affordability: 59.94%

Federal Set-Aside Elected: 40%/60% Average Income

Federal Subsidy: Tax-Exempt

Information

Housing Type: Large Family

Geographic Area: San Diego County

State Ceiling Pool: New Construction

Set Aside: N/A

CDLAC Project Analyst: Erin Deblaquiere

CTCAC Project Analyst: Nick White

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	40	18%
50% AMI:	29	13%
60% AMI:	8	4%
70% AMI*:	148	66%

*CTCAC restricted only

Unit Mix

54 SRO/Studio Units

54 1-Bedroom Units

59 2-Bedroom Units

60 3-Bedroom Units

227 Total Units

<u>Unit Type & Number</u>	<u>2024 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
30 SRO/Studio	30%	\$795
20 SRO/Studio	50%	\$1,326
2 SRO/Studio	60%	\$1,591
2 SRO/Studio	70%	\$1,833
6 1 Bedroom	30%	\$852
5 1 Bedroom	50%	\$1,420
2 1 Bedroom	60%	\$1,704
41 1 Bedroom	70%	\$1,988
2 2 Bedrooms	30%	\$1,023
2 2 Bedrooms	50%	\$1,705
2 2 Bedrooms	60%	\$2,046
53 2 Bedrooms	70%	\$2,387
2 3 Bedrooms	30%	\$1,182
2 3 Bedrooms	50%	\$1,970
2 3 Bedrooms	60%	\$2,364
52 3 Bedrooms	70%	\$2,758
2 3 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$21,271,714
Construction Costs	\$91,611,554
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$6,525,000
Soft Cost Contingency	\$980,000
Relocation	\$0
Architectural/Engineering	\$1,490,000
Const. Interest, Perm. Financing	\$14,251,600
Legal Fees	\$225,000
Reserves	\$1,566,004
Other Costs	\$7,232,147
Developer Fee	\$18,000,000
Commercial Costs	\$0
Total	\$163,153,019

Residential

Construction Cost Per Square Foot:	\$398
Per Unit Cost:	\$718,736
Estimated Hard Per Unit Cost:	\$347,964
True Cash Per Unit Cost*:	\$668,747
Bond Allocation Per Unit:	\$387,665
Bond Allocation Per Restricted Rental Unit:	\$1,142,857

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
Citibank: Tax-Exempt	\$88,000,000	Citibank: Tax-Exempt	\$45,500,000
Citibank: Taxable	\$6,294,339	Bonneville: Recycled Tax- Exempt	\$35,000,000
Bonneville: Recycled Tax- Exempt	\$35,000,000	HCD: IIG	\$8,300,000
HCD: IIG	\$7,470,000	Fee Waiver	\$652,638
Deferred Costs	\$1,566,004	Deferred Developer Fee	\$12,000,000
Fee Waiver	\$652,638	Tax Credit Equity	\$61,700,381
Deferred Developer Fee	\$18,000,000	TOTAL	\$163,153,019
Tax Credit Equity	\$6,170,038		

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	\$141,269,577
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$183,650,450
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$7,346,018
Approved Developer Fee (in Project Cost & Eligible Basis):	\$18,000,000
Federal Tax Credit Factor:	\$0.83992

Except as allowed for projects basing cost on assumed third party debt, the "as if vacant" land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

Development costs are roughly \$668,747 per unit. The factors affecting this cost includes the high cost of building in the area, podium parking structure, extensive offsite improvements, a requirement to pay state prevailing wages, and high land cost.

The current legal description is part of a larger site and the project site's parcel (legal description and APN) have not yet been finalized. The legal description and APN for CA-24-706 must be completed as part of the placed in service package.

This Project's annual per unit operating expense total is below the CTCAC published per unit operating minimums of \$5,700. As allowed by CTCAC Regulation Section 10327(g)(1), CTCAC approves an annual per unit operating expense total of \$4,868 on agreement of the permanent lender and equity investor.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	10
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	120

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 93.110%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

Livingston B Street, located at Winton Parkway and B Street in Livingston on a 3.95 acre site, requested and is being recommended for a reservation of \$1,782,651 in annual federal tax credits and \$25,173,657 of tax-exempt bond cap to finance the new construction of 80 units of housing, consisting of 79 restricted rental units and 1 unrestricted manager's unit. The project will have 36 one-bedroom units, 24 two-bedroom units, and 20 three-bedroom units, serving families with rents affordable to households earning 30%-60% of area median income (AMI). The construction is expected to begin in May 2025 and be completed in August 2026. The project will be developed by Self-Help Enterprises and will be located in Senate District 14 and Assembly District 27.

The project financing includes state funding from the Affordable Housing and Sustainable Communities (AHSC) and Permanent Local Housing Allocation (PLHA) programs of HCD.

Project Number CA-24-716

Project Name Livingston B Street
Site Address: Winton Parkway and B Street
Livingston, CA 95334
County: Merced
Census Tract: 3.05

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,782,651	\$0
Recommended:	\$1,782,651	\$0

Tax-Exempt Bond Allocation
Recommended: \$25,173,657

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Self-Help Enterprises
Contact: Betsy McGovern-Garcia
Address: 8445 West Elowin Court
Visalia, CA 93291
Phone: 559-802-1653
Email: BetsyG@selfhelpenterprises.org

Bond Financing Information
CDLAC Applicant/Bond Issuer: California Municipal Finance Authority
Bond Counsel: Jones Hall, A Professional Law Corporation
Private Placement Purchaser: U.S. Bank National Association

Development Team
General Partner(s) or Principal Owner(s): SHE Livingston B Street LLC
General Partner Type: Nonprofit
Parent Company(ies): Self-Help Enterprises
Developer: Self-Help Enterprises
Investor/Consultant: California Housing Partnership
Management Agent: AWI Management Corporation

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 10
 Total # of Units: 80
 No. / % of Low Income Units: 79 100.00%
 Average Targeted Affordability: 46.51%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt / HOME - American Resuce Plan (ARP)

Information

Housing Type: Large Family
 Geographic Area: Central Valley Region
 State Ceiling Pool: Rural
 Set Aside: N/A
 Homeless Set Aside Units: 16
 CDLAC Project Analyst: Brandon Medina
 CTCAC Project Analyst: Nick White

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	16	20%
40% AMI:	8	10%
50% AMI:	40	51%
60% AMI:	15	19%

Unit Mix

36 1-Bedroom Units
24 2-Bedroom Units
20 3-Bedroom Units
<u>80 Total Units</u>

<u>Unit Type & Number</u>	<u>2024 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
6 1 Bedroom	30%	\$495
6 2 Bedrooms	30%	\$594
4 3 Bedrooms	30%	\$685
4 1 Bedroom	40%	\$660
4 2 Bedrooms	40%	\$792
18 1 Bedroom	50%	\$825
12 2 Bedrooms	50%	\$990
10 3 Bedrooms	50%	\$1,143
8 1 Bedroom	60%	\$937
1 2 Bedrooms	60%	\$1,188
6 3 Bedrooms	60%	\$1,371
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$2,164,000
Construction Costs	\$31,458,757
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$1,635,083
Soft Cost Contingency	\$248,765
Relocation	\$0
Architectural/Engineering	\$1,005,000
Const. Interest, Perm. Financing	\$3,701,443
Legal Fees	\$95,000
Reserves	\$180,888
Other Costs	\$1,487,382
Developer Fee	\$5,812,993
Commercial Costs	\$0
Total	\$47,789,311

Residential

Construction Cost Per Square Foot:	\$432
Per Unit Cost:	\$597,366
Estimated Hard Per Unit Cost:	\$373,061
True Cash Per Unit Cost*:	\$597,366
Bond Allocation Per Unit:	\$314,671
Bond Allocation Per Restricted Rental Unit:	\$318,654

Construction Financing

Source	Amount
US Bank: Tax-Exempt	\$25,173,657
US Bank: Taxable	\$4,559,503
HCD: HOME-ARP	\$8,836,587
City of Livingston: PLHA	\$438,217
Deferred Costs	\$2,246,219
Deferred Developer Fee	\$3,312,993
Tax Credit Equity	\$3,222,135

Permanent Financing

Source	Amount
US Bank: Tax-Exempt	\$1,965,000
HCD: HOME-ARP	\$9,818,430
HCD: AHSC	\$15,000,000
City of Livingston: PLHA	\$438,217
Sponsor Loan: CMF ¹	\$500,000
Deferred Developer Fee	\$3,312,993
Tax Credit Equity	\$16,754,671
TOTAL	\$47,789,311

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

¹Capital Magnet Funds

Determination of Credit Amount(s)

Requested Eligible Basis:	\$44,566,284
130% High Cost Adjustment:	No
Applicable Fraction:	100.00%
Qualified Basis:	\$44,566,284
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$1,782,651
Approved Developer Fee (in Project Cost & Eligible Basis):	\$5,812,993
Federal Tax Credit Factor:	\$0.93987

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

The current legal description is part of a larger site and the project site's parcel (legal description and APN) have not yet been finalized. The legal description and APN for CA-24-716 must be completed as part of the placed in service package.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	10
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	120

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 99.529%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
 CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
 Project Staff Report
 Qualified Private Activity Tax-Exempt Bond Project
 December 11, 2024**

Sunnydale HOPE SF Block 7, located at 65 Santos Street in San Francisco on a 1.02 acre site, requested and is being recommended for a reservation of \$5,121,561 in annual federal tax credits and \$53,305,000 of tax-exempt bond cap to finance the new construction of 89 units of housing, consisting of 88 restricted rental units and 1 unrestricted manager's unit. The project will have 13 one-bedroom units, 44 two-bedroom units, 23 three-bedroom units, and 9 four-bedroom units, serving families with rents affordable to households earning 30%-60% of area median income (AMI). The construction is expected to begin in June 2025 and be completed in June 2027. The project will be developed by Mercy Housing California and will be located in Senate District 11 and Assembly District 17.

The project will be receiving rental assistance in the form of MHSA Rental Assistance. The project financing includes state funding from the Affordable Housing and Sustainable Communities (AHSC) program of HCD.

Project Number CA-24-719
Project Name Sunnydale HOPE SF Block 7
 Site Address: 65 Santos Street
 San Francisco, CA 94134
 County: San Francisco
 Census Tract: 605.02

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$5,121,561	\$0
Recommended:	\$5,121,561	\$0

Tax-Exempt Bond Allocation
 Recommended: \$53,305,000

CTCAC Applicant Information
 CTCAC Applicant/CDLAC Sponsor: Sunnydale Block 7 Housing Partners, L.P.
 Contact: Elizabeth Kuwada
 Address: 1256 Market Street
 San Francisco, CA 94102
 Phone: 415-355-7133
 Email: elizabeth.kuwada@mercyhousing.org

Bond Financing Information
 CDLAC Applicant/Bond Issuer: City and County of San Francisco
 Bond Counsel: Jones Hall, A Professional Law Corporation
 Private Placement Purchaser: Citibank, N.A.

Development Team

General Partner(s) or Principal Owner(s): Sunnydale Block 7 LLC
 Related/Sunnydale Block 7 Development CO,LLC

General Partner Type: Joint Venture

Parent Company(ies): Mercy Housing Calwest
 The Related Companies of California

Developer: Mercy Housing California

Investor/Consultant: California Housing Partnership Corporation

Management Agent: Mercy Housing Management Group

Project Information

Construction Type: New Construction

Total # Residential Buildings: 1

Total # of Units: 89

No. / % of Low Income Units: 88 100.00%

Average Targeted Affordability: 38.57%

Federal Set-Aside Elected: 40%/60%

Federal Subsidy: Tax-Exempt

Information

Housing Type: Large Family

Geographic Area: San Francisco County

State Ceiling Pool: New Construction

Set Aside: N/A

CDLAC Project Analyst: Jake Salle

CTCAC Project Analyst: Sabrina Yang

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>of Affordable Units</u>
30% AMI:	23	26%
50% AMI:	53	60%
60% AMI:	12	14%

Unit Mix

13 1-Bedroom Units
44 2-Bedroom Units
23 3-Bedroom Units
9 4-Bedroom Units
<u>89 Total Units</u>

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
5 1 Bedroom	30%	\$1,101
13 2 Bedrooms	30%	\$1,322
4 3 Bedrooms	30%	\$1,527
1 4 Bedrooms	30%	\$1,704
4 1 Bedroom	50%	\$1,499
19 2 Bedrooms	50%	\$1,686
13 3 Bedrooms	50%	\$1,874
8 4 Bedrooms	50%	\$2,024
3 1 Bedroom	50%	\$1,836
4 2 Bedrooms	50%	\$2,203
2 3 Bedrooms	50%	\$2,545
1 1 Bedroom	60%	\$1,836
7 2 Bedrooms	60%	\$2,203
4 3 Bedrooms	60%	\$2,545
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$10,001
Construction Costs	\$74,574,900
Construction Hard Cost Contingency	\$3,782,561
Soft Cost Contingency	\$567,195
Architectural/Engineering	\$2,740,000
Const. Interest, Perm. Financing	\$16,409,284
Legal Fees	\$175,000
Reserves	\$889,064
Other Costs	\$3,905,807
Developer Fee	\$4,036,468
Total	\$107,090,280

Residential

Construction Cost Per Square Foot:	\$648
Per Unit Cost:	\$1,203,262
Estimated Hard Per Unit Cost:	\$754,960
True Cash Per Unit Cost*:	\$1,185,998
Bond Allocation Per Unit:	\$598,933
Bond Allocation Per Restricted Rental Unit:	\$605,739

Construction Financing

Source	Amount
CitiBank: Tax-Exempt	\$53,305,000
CitiBank: Taxable	\$29,220,305
SF MOHCD ¹	\$15,350,000
Accrued Interest	\$820,983
Deferred Costs	\$2,202,364
Deferred Developer Fee	\$1,536,468
Tax Credit Equity	\$4,655,160

Permanent Financing

Source	Amount
CitiBank: Tax-Exempt	\$22,468,000
HCD: AHSC	\$18,500,000
SF MOHCD ¹	\$15,350,000
Accrued Interest	\$820,983
Deferred Developer Fee	\$1,536,468
Tax Credit Equity	\$48,414,829
TOTAL	\$107,090,280

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

¹San Francisco Mayor's Office of Housing and Community Development

Determination of Credit Amount(s)

Requested Eligible Basis:	\$98,491,555
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$128,039,021
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$5,121,561
Approved Developer Fee (in Project Cost & Eligible Basis):	\$4,036,468
Federal Tax Credit Factor:	\$0.94531

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

Staff noted a per-unit development cost of \$1,185,998. The applicant stated that construction costs have increased due to all-electric building requirements and prevailing wages.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	9
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	119

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance

Tie Breaker: 137.413%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

River Grove II, located at 49177 Road 426 in Oakhurst on a 1.81 acre site, requested and is being recommended for a reservation of \$1,402,719 in annual federal tax credits and \$19,596,237 of tax-exempt bond cap to finance the new construction of 50 units of housing, consisting of 49 restricted rental units and 1 unrestricted manager's unit. The project will have 20 one-bedroom units, 15 two-bedroom units, and 15 three-bedroom units, serving families with rents affordable to households earning 30%-60% of area median income (AMI). The construction is expected to begin in May 2025 and be completed in September 2026. The project will be developed by Self-Help Enterprises and will be located in Senate District 4 and Assembly District 8.

The project financing includes state funding from the Infill Infrastructure Grant (IIG) and Permanent Local Housing Allocation (PLHA) programs of HCD.

Project Number CA-24-724
Project Name River Grove II
Site Address: 49177 Road 426
Oakhurst, CA 93644
County: Madera
Census Tract: 104.00

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,402,719	\$0
Recommended:	\$1,402,719	\$0

Tax-Exempt Bond Allocation
Recommended: \$19,596,237

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: River Grove II, L.P.
Contact: Betsy McGovern-Garcia
Address: 8445 West Elowin Court
Visalia, CA 93291
Phone: 559-802-1653
Email: betsyg@selfhelpenterprises.org

Bond Financing Information
CDLAC Applicant/Bond Issuer: California Municipal Finance Authority
Bond Counsel: Jones Hall, A Professional Law Corporation
Private Placement Purchaser: U.S. Bank National Association

Development Team

General Partner(s) or Principal Owner(s): River Grove II LLC
 General Partner Type: Nonprofit
 Parent Company(ies): Self-Help Enterprises
 Developer: Self-Help Enterprises
 Investor/Consultant: California Housing Partnership
 Management Agent: AWI Management Corporation

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 5
 Total # of Units: 50
 No. / % of Low Income Units: 49 100.00%
 Average Targeted Affordability: 45.91%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt / HOME / American Rescue Plan (ARP) / National Housing Trust Fund (NHTF)

Information

Housing Type: Large Family
 Geographic Area: Central Valley Region
 State Ceiling Pool: N/A
 Set Aside: N/A
 Homeless Set Aside Units: 13
 CDLAC Project Analyst: Sarah Lester
 CTCAC Project Analyst: Sabrina Yang

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	6	12%
40% AMI:	13	27%
50% AMI:	25	51%
60% AMI:	5	10%

Unit Mix

20 1-Bedroom Units
 15 2-Bedroom Units
15 3-Bedroom Units
 50 Total Units

<u>Unit Type & Number</u>	<u>2024 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
2 1 Bedroom	30%	\$495
2 2 Bedrooms	30%	\$594
2 3 Bedrooms	30%	\$685
3 1 Bedroom	40%	\$660
2 2 Bedrooms	40%	\$792
2 3 Bedrooms	40%	\$914
3 1 Bedroom	40%	\$660
2 2 Bedrooms	40%	\$792
1 3 Bedrooms	40%	\$914
10 1 Bedroom	50%	\$825
7 2 Bedrooms	50%	\$990
8 3 Bedrooms	50%	\$1,143
2 1 Bedroom	60%	\$990
1 2 Bedrooms	60%	\$1,188
2 3 Bedrooms	60%	\$1,371
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$1,831,541
Construction Costs	\$23,120,211
Construction Hard Cost Contingency	\$1,226,011
Soft Cost Contingency	\$371,435
Architectural/Engineering	\$980,000
Const. Interest, Perm. Financing	\$2,866,021
Legal Fees	\$150,000
Reserves	\$110,672
Other Costs	\$1,998,875
Developer Fee	\$4,574,084
Total	\$37,228,850

Residential

Construction Cost Per Square Foot:	\$477
Per Unit Cost:	\$744,577
Estimated Hard Per Unit Cost:	\$416,775
True Cash Per Unit Cost*:	\$703,095
Bond Allocation Per Unit:	\$391,925
Bond Allocation Per Restricted Rental Unit:	\$399,923

Construction Financing

Source	Amount
US Bank: Tax-Exempt	\$19,596,237
US Bank: Taxable	\$2,767,699
HCD: HOME-ARP	\$3,381,286
HCD: IIG	\$2,729,400
HCD: NHTF	\$2,155,656
Deferred Costs	\$2,050,672
Deferred Developer Fee	\$2,074,085
Tax Credit Equity	\$2,473,816

Permanent Financing

Source	Amount
US Bank	\$840,000
HOME	\$12,000,000
HCD: HOME-ARP	\$3,756,984
HCD: IIG	\$2,729,400
HCD: NHTF	\$2,661,304
Deferred Developer Fee	\$2,074,084
Tax Credit Equity	\$13,167,078
TOTAL	\$37,228,850

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	\$35,067,981
130% High Cost Adjustment:	No
Applicable Fraction:	100.00%
Qualified Basis:	\$35,067,981
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$1,402,719
Approved Developer Fee (in Project Cost & Eligible Basis):	\$4,574,084
Federal Tax Credit Factor:	\$0.93868

Except as allowed for projects basing cost on assumed third party debt, the "as if vacant" land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

Staff noted a per-unit development cost of \$703,095. The applicant noted that the per unit cost is attributed to prevailing wage requirements, escalating finance costs due to construction loan interest rates, and material costs.

River Grove II is the second phase of the River Grove development. River Grove I, which is currently under construction, features 70 units along with a community building, amenities, and parking that will be shared with River Grove II through a Joint Use Easement agreement. Both phases will be managed and owned by separate limited partnerships, and they will each have their own monitoring requirements. APN 065-080-053 has been split into Parcel 1 (River Grove I) and Parcel 2 (River Grove II). Both parcels currently share the same APN but will be assigned separate APNs upon construction completion. The legal description and APN for CA-24-724 must be completed as part of the placed-in-service package.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	10
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	120

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 68.845%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

Arrowhead Grove Phase IV, located at 363 Elm Circle in San Bernardino on a 4.59 acre site, requested and is being recommended for a reservation of \$3,056,472 in annual federal tax credits and \$33,060,500 of tax-exempt bond cap to finance the new construction of 92 units of housing, consisting of 91 restricted rental units and 1 unrestricted manager's unit. The project will have 22 one-bedroom units, 46 two-bedroom units, and 24 three-bedroom units, serving families with rents affordable to households earning 30%-80% of area median income (AMI). The construction is expected to begin in June 2025 and be completed in June 2027. The project will be developed by National Community Renaissance of California and will be located in Senate District 23 and Assembly District 45.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers. The project financing includes state funding from the Affordable Housing and Sustainable Communities (AHSC) program of HCD.

Project Number CA-24-726
Project Name Arrowhead Grove Phase IV
Site Address: 363 Elm Circle
San Bernardino, CA 92410
County: San Bernardino
Census Tract: 6401.00

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$3,056,472	\$0
Recommended:	\$3,056,472	\$0

Tax-Exempt Bond Allocation
Recommended: \$33,060,500

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: National Community Renaissance of California
Contact: Lesley Hampton
Address: 9692 Haven Ave, Suite 100
Rancho Cucamonga, CA 91730
Phone: 909-204-3444
Email: lhampton@nationalcore.org

Bond Financing Information
CDLAC Applicant/Bond Issuer: California Statewide Communities Development Authority
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: Bank of America, N.A.

Development Team
General Partner(s) or Principal Owner(s): NCRC AG4 MGP LLC
General Partner Type: Nonprofit
Developer: National Community Renaissance of California
Investor/Consultant: Bank of America
Management Agent: National Community Renaissance of California

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 7
 Total # of Units: 92
 No. / % of Low Income Units: 91 100.00%
 Average Targeted Affordability: 47.75%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt / HOME / HUD Section 8 Project-based Vouchers
 (91 Units - 100%)

Information

Housing Type: Large Family
 Geographic Area: Inland Empire Region
 State Ceiling Pool: New Construction
 Set Aside: Extremely Low/Very Low Income Set Aside
 CDLAC Project Analyst: Daisy Andrade
 CTCAC Project Analyst: Sabrina Yang

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	23	25%
40% AMI:	17	19%
50% AMI:	19	21%
60% AMI:	11	12%
70% AMI*:	11	12%
80% AMI*:	10	11%

*CTCAC restricted only

Unit Mix

22 1-Bedroom Units
 46 2-Bedroom Units
24 3-Bedroom Units
 92 Total Units

<u>Unit Type & Number</u>	<u>2024 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
6 1 Bedroom	30%	\$480
12 2 Bedrooms	30%	\$575
5 3 Bedrooms	30%	\$666
3 1 Bedroom	40%	\$576
5 2 Bedrooms	40%	\$691
1 3 Bedrooms	40%	\$799
8 3 Bedrooms	40%	\$1,066
3 1 Bedroom	50%	\$961
11 2 Bedrooms	50%	\$1,152
5 3 Bedrooms	50%	\$1,332
2 1 Bedroom	60%	\$1,153
9 2 Bedrooms	60%	\$1,382
5 1 Bedroom	70%	\$1,345
5 2 Bedrooms	70%	\$1,612
1 3 Bedrooms	70%	\$1,865
3 1 Bedroom	80%	\$1,538
4 2 Bedrooms	80%	\$1,843
3 3 Bedrooms	80%	\$2,132
1 3 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$7,222,170
Construction Costs	\$37,134,595
Construction Hard Cost Contingency	\$2,030,339
Soft Cost Contingency	\$800,493
Architectural/Engineering	\$1,495,000
Const. Interest, Perm. Financing	\$4,828,020
Legal Fees	\$325,000
Reserves	\$772,432
Other Costs	\$4,004,977
Developer Fee	\$7,666,735
Total	\$66,279,761

Residential

Construction Cost Per Square Foot:	\$374
Per Unit Cost:	\$720,432
Estimated Hard Per Unit Cost:	\$336,423
True Cash Per Unit Cost*:	\$709,563
Bond Allocation Per Unit:	\$359,353
Bond Allocation Per Restricted Rental Unit:	\$472,293

Construction Financing

Source	Amount
Bank of America: Tax-Exempt	\$33,060,500
Bank of America: Taxable	\$5,197,193
San Bernardino County: HOME	\$4,500,000
City of San Bernardino: HOME	\$4,410,000
HACSB ² : Ground Lease	\$3,600,000
Accrued Interest	\$638,010
Deferred Costs	\$1,454,748
Developer Fee Contribution	\$4,166,735
Deferred Developer Fee	\$1,000,000
General Partner Equity	\$100
Tax Credit Equity	\$8,252,475

Permanent Financing

Source	Amount
Bank of America	\$10,731,668
HCD: AHSC	\$8,735,000
San Bernardino County: HOME	\$5,000,000
City of San Bernardino: HOME/LMIHAF ¹	\$4,900,000
HACSB ² : Ground Lease	\$3,600,000
Accrued Interest	\$638,010
Developer Fee Contribution	\$4,166,735
Deferred Developer Fee	\$1,000,000
General Partner Equity	\$100
Tax Credit Equity	\$27,508,248
TOTAL	\$66,279,761

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

¹Low-and Moderate-Incoming Housing Asset Fund

²Housing Authority of the County of San Bernardino

Determination of Credit Amount(s)

Requested Eligible Basis:	\$58,778,302
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$76,411,793
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$3,056,472
Approved Developer Fee (in Project Cost & Eligible Basis):	\$7,666,735
Federal Tax Credit Factor:	\$0.90000

Except as allowed for projects basing cost on assumed third party debt, the "as if vacant" land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

Staff noted a per-unit development cost of \$709,563. The applicant noted that the cost is attributed to the requirement of prevailing wage payments and required off-site improvements.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	9
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	119

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 132.192%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

Sakura, located at 2000 16th Street in Sacramento on a 0.75 acre site, requested and is being recommended for a reservation of \$2,022,553 in annual federal tax credits and \$30,164,000 of tax-exempt bond cap to finance the new construction of 134 units of housing, consisting of 133 restricted rental units and 1 unrestricted manager's unit. The project will have 68 studio units, 65 one-bedroom units, and 1 two-bedroom unit, serving tenants with rents affordable to households earning 30%-60% of area median income (AMI). The construction is expected to begin in June 2025 and be completed in June 2027. The project will be developed by Mutual Housing California and will be located in Senate District 8 and Assembly District 6.

The project financing includes state funding from the Affordable Housing and Sustainable Communities (AHSC) program of HCD.

Project Number CA-24-727

Project Name Sakura
Site Address: 2000 16th Street
Sacramento, CA 95818
County: Sacramento
Census Tract: 20.00

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$2,022,553	\$0
Recommended:	\$2,022,553	\$0

Tax-Exempt Bond Allocation
Recommended: \$30,164,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: 2000 16th St Associates, LP
Contact: Parker Evans
Address: 3321 Power Inn Road, Suite 320
Sacramento, CA 95826
Phone: (916) 749-8045
Email: parker@mutualhousing.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: CA Public Finance Authority
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: Banner Bank

Development Team
General Partner(s) or Principal Owner(s): 2000 16th St Mutual Housing Association, LLC
2000 16th St CACDC Association, LLC
General Partner Type: Nonprofit
Parent Company(ies): Mutual Housing California
Capitol Area Community Development Corporation
Developer: Mutual Housing California
Investor/Consultant: California Housing Partnership
Management Agent: Mutual Housing Management

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 134
 No. / % of Low Income Units: 133 100.00%
 Average Targeted Affordability: 50.01%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt

Information

Housing Type: Non-Targeted
 Geographic Area: Capital Region
 State Ceiling Pool: New Construction
 Set Aside: Northern Region
 CDLAC Project Analyst: Anthony Wey
 CTCAC Project Analyst: Jacob Paixao

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	34	26%
50% AMI:	31	23%
60% AMI:	68	51%

Unit Mix

68 SRO/Studio Units
 65 1-Bedroom Units
1 2-Bedroom Units
 134 Total Units

<u>Unit Type & Number</u>	<u>2024 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
19 SRO/Studio	30%	\$619
15 SRO/Studio	50%	\$1,032
34 SRO/Studio	60%	\$1,239
15 1 Bedroom	30%	\$663
16 1 Bedroom	50%	\$1,105
34 1 Bedroom	60%	\$1,326
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$4,934,241
Construction Costs	\$32,615,849
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$1,722,112
Soft Cost Contingency	\$443,119
Relocation	\$0
Architectural/Engineering	\$1,450,130
Const. Interest, Perm. Financing	\$6,504,089
Legal Fees	\$93,547
Reserves	\$359,535
Other Costs	\$2,523,899
Developer Fee	\$6,693,267
Commercial Costs	\$746,550
Total	\$58,086,338

Residential

Construction Cost Per Square Foot:	\$363
Per Unit Cost:	\$427,145
Estimated Hard Per Unit Cost:	\$218,680
True Cash Per Unit Cost*:	\$372,189
Bond Allocation Per Unit:	\$225,104
Bond Allocation Per Restricted Rental Unit:	\$226,797

Construction Financing

Source	Amount
Banner Bank: Tax-Exempt	\$30,164,000
Banner Bank: Taxable	\$12,549,813
CADA ¹ : Gap Loan	\$4,000,000
CADA ¹ : Seller Carryback	\$3,280,000
Deferred Costs	\$2,213,918
Deferred Developer Fee	\$4,193,267
Tax Credit Equity	\$1,685,340

Permanent Financing

Source	Amount
Banner Bank: Tax-Exempt	\$2,557,000
CADA ¹ : Gap Loan	\$4,000,000
CADA ¹ : Seller Carryback	\$3,280,000
HCD: AHSC	\$25,300,000
Sponsor Loan	\$507,678
Deferred Developer Fee	\$4,193,267
Tax Credit Equity	\$18,248,393
TOTAL	\$58,086,338

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

¹Capital Area Development Authority

Determination of Credit Amount(s)

Requested Eligible Basis:	\$50,563,828
130% High Cost Adjustment:	No
Applicable Fraction:	100.00%
Qualified Basis:	\$50,563,828
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$2,022,553
Approved Developer Fee in Project Cost:	\$6,693,267
Approved Developer Fee in Eligible Basis:	\$6,590,915
Approved Developer Fee (in Project Cost & Eligible Basis):	
Federal Tax Credit Factor:	\$0.90225

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions: None.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	9
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	119

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 108.414%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

North Fair Oaks Apartments, located at 430-434 Douglas Avenue and 429-431 Macarthur Avenue in Unincorporated Redwood City on a 0.46 acre site, requested and is being recommended for a reservation of \$2,997,139 in annual federal tax credits and \$34,263,756 of tax-exempt bond cap to finance the new construction of 86 units of housing, consisting of 85 restricted rental units and 1 unrestricted manager's unit. The project will have 47 studio units, 29 one-bedroom units, 5 two-bedroom units, and 5 three-bedroom units, serving special needs tenants with rents affordable to households earning 20%-60% of area median income (AMI). The construction is expected to begin in May 2025 and be completed in February 2027. The project will be developed by Affirmed Housing Group, Inc. and will be located in Senate District 13 and Assembly District 21.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers. The project financing includes state funding from the Housing for a Healthy California (HHC) program of HCD and Mental Health Services Act (MHSA) through CalHFA.

Project Number CA-24-731

Project Name North Fair Oaks Apartments
Site Address: 430-434 Douglas Avenue and 429-431 Macarthur Avenue
Unincorporated Redwood City, CA 94063
County: San Mateo
Census Tract: 6105.00

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$2,997,139	\$0
Recommended:	\$2,997,139	\$0

Tax-Exempt Bond Allocation
Recommended: \$34,263,756

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Compass for Affordable Housing
Contact: Robin Martinez
Address: 13520 Evening Creek Drive North, Suite 560
San Diego, CA 92128
Phone: (858) 386-4211
Email: robin@compassfah.org

Bond Financing Information
CDLAC Applicant/Bond Issuer: California Municipal Finance Authority
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: Silicon Valley Bank, a division of First-Citizens Bank & Trust Company

Development Team

General Partner(s) or Principal Owner(s):	CFAH Housing, LLC AHG North Fair Oaks, LLC
General Partner Type:	Joint Venture
Parent Company(ies):	Compass for Affordable Housing Affirmed Housing Group, Inc.
Developer:	Affirmed Housing Group, Inc.
Investor/Consultant:	Red Stone Equity Partners
Management Agent:	Solari Enterprises, Inc.

Project Information

Construction Type:	New Construction	
Total # Residential Buildings:	1	
Total # of Units:	86	
No. / % of Low Income Units:	85	100.00%
Average Targeted Affordability:	42.89%	
Federal Set-Aside Elected:	40%/60%	
Federal Subsidy:	Tax-Exempt / HUD Section 8 Project-based Vouchers (24 Units - 28%)	

Information

Housing Type:	Special Needs
Geographic Area:	South and West Bay Region
State Ceiling Pool:	New Construction
Set Aside:	Homeless Set Aside
Homeless Set Aside Units:	39
CDLAC Project Analyst:	Anthony Wey
CTCAC Project Analyst:	Sopida Steinwert

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	39	46%
50% AMI:	2	2%
60% AMI:	44	52%

Unit Mix

47 SRO/Studio Units
29 1-Bedroom Units
5 2-Bedroom Units
<u>5 3-Bedroom Units</u>
86 Total Units

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
14 SRO/Studio	20%	\$685
6 SRO/Studio	30%	\$1,028
2 SRO/Studio	30%	\$1,028
25 SRO/Studio	60%	\$2,056
10 1 Bedroom	20%	\$734
5 1 Bedroom	30%	\$1,101
2 1 Bedroom	30%	\$1,101
12 1 Bedroom	60%	\$2,203
1 2 Bedrooms	50%	\$2,203
3 2 Bedrooms	60%	\$2,644
1 3 Bedrooms	50%	\$2,546
4 3 Bedrooms	60%	\$3,055
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$8,011,083
Construction Costs	\$36,987,200
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$2,219,516
Soft Cost Contingency	\$640,591
Relocation	\$100,000
Architectural/Engineering	\$3,300,000
Const. Interest, Perm. Financing	\$6,314,197
Legal Fees	\$1,133,500
Reserves	\$475,000
Other Costs	\$1,933,010
Developer Fee	\$7,518,679
Commercial Costs	\$0
Total	\$68,632,776

Residential

Construction Cost Per Square Foot:	\$532
Per Unit Cost:	\$798,056
Estimated Hard Per Unit Cost:	\$364,012
True Cash Per Unit Cost*:	\$757,339
Bond Allocation Per Unit:	\$398,416
Bond Allocation Per Restricted Rental Unit:	\$403,103

Construction Financing

Source	Amount
Silicon Valley Bank: Tax-Exempt	\$34,263,756
Lument Securities, LLC	\$2,087,222
San Mateo County: Measure K	\$11,157,315
San Mateo County: HHC	\$6,213,322
San Mateo County: MHSA	\$1,980,000
Deferred Costs	\$1,494,749
Tax Credit Equity	\$11,436,411

Permanent Financing

Source	Amount
Lument Real Estate Capital, LLC	\$14,342,233
Lument Securities, LLC	\$2,087,222
San Mateo County: Measure K	\$12,397,017
San Mateo County: HHC	\$6,213,322
San Mateo County: MHSA	\$2,200,000
Deferred Developer Fee	\$3,501,608
Tax Credit Equity	\$27,891,374
TOTAL	\$68,632,776

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	\$57,643,208
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$74,936,170
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$2,997,139
Approved Developer Fee (in Project Cost & Eligible Basis):	\$7,518,679
Federal Tax Credit Factor:	\$0.93060

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

Staff noted a per unit development cost of \$757,339. The applicant noted that the per unit cost is attributed to high land prices in a prime location, additional parking spaces, a concrete podium design, ADA standards, energy efficiency, and prevailing wage requirements.

The project will restrict 39 (45%) of the units to serve special needs tenants, consisting of homeless households with mental illness and other homeless households.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	9
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	119

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 114.821%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

Veteran Commons, located at 11269 Garfield Avenue in Downey on a 2.24 acre site, requested and is being recommended for a reservation of \$3,181,709 in annual federal tax credits and \$34,045,000 of tax-exempt bond cap to finance the new construction of 100 units of housing, consisting of 99 restricted rental units and 1 unrestricted manager's unit. The project will have 50 one-bedroom units, 40 two-bedroom units, and 10 three-bedroom units, serving tenants with rents affordable to households earning 30%-60% of area median income (AMI). The construction is expected to begin in May 2025 and be completed in March 2027. The project will be developed by Abode Communities and will be located in Senate District 30 and Assembly District 64.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers. The project financing includes state funding from the Infill Infrastructure Grant (IIG) and Veterans Housing and Homelessness Prevention (VHHP) programs of HCD.

Project Number CA-24-732

Project Name Veteran Commons
Site Address: 11269 Garfield Avenue
Downey, CA 90242
County: Los Angeles
Census Tract: 9800.12

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$3,181,709	\$0
Recommended:	\$3,181,709	\$0

Tax-Exempt Bond Allocation
Recommended: \$34,045,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Veteran Commons, L.P.
Contact: Lara Regus
Address: 1149 South Hill Street, Suite 700
Los Angeles, CA 90015
Phone: 213-225-2812
Email: lregus@abodecommunities.org

Bond Financing Information
CDLAC Applicant/Bond Issuer: Los Angeles County Development Authority
Bond Counsel: Kutak Rock LLP
Private Placement Purchaser: Citibank, N.A.

Development Team

General Partner(s) or Principal Owner(s): Veteran Commons MGP, LLC
 Veteran Commons CGP, LLC

General Partner Type: Nonprofit

Parent Company(ies): Abode Communities
 PATH Ventures

Developer: Abode Communities

Investor/Consultant: California Housing Partnership

Management Agent: Abode Communities

Project Information

Construction Type: New Construction

Total # Residential Buildings: 3

Total # of Units: 100

No. / % of Low Income Units: 99 100.00%

Average Targeted Affordability: 46.58%

Federal Set-Aside Elected: 40%/60%

Federal Subsidy: Tax-Exempt / HUD Project-based Vouchers (50 Units - 50%)

Information

Housing Type: Non-Targeted

Geographic Area: Balance of Los Angeles County

State Ceiling Pool: New Construction

Set Aside: Homeless Set Aside

Homeless Set Aside Units: 50

CDLAC Project Analyst: Daisy Andrade

CTCAC Project Analyst: Jacob Couch

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	20	20%
40% AMI:	10	10%
50% AMI:	45	45%
60% AMI:	24	24%

Unit Mix

50 1-Bedroom Units
40 2-Bedroom Units
10 3-Bedroom Units
100 Total Units

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
15 1 Bedroom	30%	\$780
35 1 Bedroom	50%	\$1,300
4 2 Bedrooms	30%	\$936
8 2 Bedrooms	40%	\$1,248
8 2 Bedrooms	50%	\$1,326
19 2 Bedrooms	60%	\$1,872
1 3 Bedrooms	30%	\$1,081
2 3 Bedrooms	40%	\$1,442
2 3 Bedrooms	50%	\$1,473
5 3 Bedrooms	60%	\$2,163
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$912,658
Construction Costs	\$43,624,806
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$4,392,711
Soft Cost Contingency	\$666,609
Relocation	\$0
Architectural/Engineering	\$2,619,609
Const. Interest, Perm. Financing	\$7,691,054
Legal Fees	\$235,000
Reserves	\$1,092,657
Other Costs	\$2,193,388
Developer Fee	\$3,800,000
Commercial Costs	\$0
Total	\$67,228,492

Residential

Construction Cost Per Square Foot:	\$448
Per Unit Cost:	\$672,285
Estimated Hard Per Unit Cost:	\$379,476
True Cash Per Unit Cost*:	\$659,285
Bond Allocation Per Unit:	\$340,450
Bond Allocation Per Restricted Rental Unit:	\$343,889

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
Citi: Tax-Exempt	\$34,045,000	Citi: Tax-Exempt	\$3,551,000
Citi: Taxable	\$3,738,725	HCD: IIG	\$3,200,000
HCD: IIG	\$2,880,000	HCD: VHP	\$10,189,227
LACDA: AHTF ¹	\$16,500,000	LACDA: AHTF ¹	\$16,600,000
LACDA: Accrued Interest	\$798,210	LACDA: Accrued Interest	\$798,210
LISC: NEF ²	\$80,000	LISC: NEF ²	\$80,000
Deferred Costs	\$2,197,657	GCAHT ³	\$2,339,889
Deferred Developer Fee	\$1,300,000	Deferred Developer Fee	\$1,300,000
Tax Credit Equity	\$5,688,900	Tax Credit Equity	\$29,170,166
		TOTAL	\$67,228,492

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

¹Los Angeles County Development Authority: Affordable Housing Trust Fund

²Local Initiatives Support Corporation: National Equity Fund Grant

³Gateway Cities Affordable Housing Trust

Determination of Credit Amount(s)

Requested Eligible Basis:	\$61,186,707
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$79,542,719
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$3,181,709
Approved Developer Fee (in Project Cost & Eligible Basis):	\$3,800,000
Federal Tax Credit Factor:	\$0.91681

Except as allowed for projects basing cost on assumed third party debt, the "as if vacant" land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

Staff noted a per unit development cost of \$659,285 per unit. The applicant noted that the per unit cost is attributed to construction costs, higher interest rates, and high insurance premiums.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	9
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	119

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 134.473%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

Victory Boulevard, located at 17100 Victory Boulevard in Los Angeles on a 1.84 acre site, requested and is being recommended for a reservation of \$7,014,614 in annual federal tax credits and \$19,999,198 in total state tax credits and \$78,697,978 of tax-exempt bond cap to finance the new construction of 194 units of housing, consisting of 192 restricted rental units and 2 unrestricted manager's units. The project will have 44 studio units, 52 one-bedroom units, 50 two-bedroom units, and 48 three-bedroom units, serving families with rents affordable to households earning 30%-80% of area median income (AMI). The construction is expected to begin in June 2025 and be completed in April 2027. The project will be developed by Linc Housing Corporation and will be located in Senate District 27 and Assembly District 46.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Contract.

Project Number CA-24-735
Project Name Victory Boulevard
Site Address: 17100 Victory Boulevard
Los Angeles, CA 91316
County: Los Angeles
Census Tract: 9800.24

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$7,014,614	\$19,999,198
Recommended:	\$7,014,614	\$19,999,198

* The applicant made an election to sell (Certificate) all or any portion of the state credits.

Tax-Exempt Bond Allocation
Recommended: \$78,697,978

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Linc Housing Corporation
Contact: Anders Plett
Address: 3590 Elm Avenue
Long Beach, CA 90807
Phone: 562-684-1100
Email: aplett@linchousing.org

Bond Financing Information
CDLAC Applicant/Bond Issuer: HACLA
Bond Counsel: Hawkins, Delafield & Wood LLP
Private Placement Purchaser: Citibank, N.A.

Development Team

General Partner(s) or Principal Owner(s): Linc Victory Blvd, LLC
 Victory Boulevard Apartments LLC

General Partner Type: Nonprofit

Parent Company(ies): Linc Housing Corporation
 La Cienega LOMOD, Inc.

Developer: Linc Housing Corporation

Investor/Consultant: California Housing Partnership

Management Agent: National Community Renaissance

Project Information

Construction Type: New Construction

Total # Residential Buildings: 2

Total # of Units: 194

No. / % of Low Income Units: 192 100.00%

Average Targeted Affordability: 44.44%

Federal Set-Aside Elected: 40%/60% Average Income

Federal Subsidy: Tax-Exempt / HUD Section 8 Project-based Contract
 (162 Units - 85%)

Information

Housing Type: Large Family

Geographic Area: City of Los Angeles

State Ceiling Pool: New Construction

Set Aside: Homeless Set Aside

Homeless Set Aside Units: 87

CDLAC Project Analyst: Anthony Wey

CTCAC Project Analyst: Sabrina Yang

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	97	51%
50% AMI:	66	34%
80% AMI*:	29	15%

*CTCAC restricted only

Unit Mix

44 SRO/Studio Units

52 1-Bedroom Units

50 2-Bedroom Units

48 3-Bedroom Units

194 Total Units

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
44 SRO/Studio	30%	\$728
43 1 Bedroom	30%	\$780
5 2 Bedrooms	30%	\$936
5 3 Bedrooms	30%	\$1,081
32 2 Bedrooms	50%	\$1,560
34 3 Bedrooms	50%	\$1,803
9 1 Bedroom	80%	\$2,080
11 2 Bedrooms	80%	\$2,496
9 3 Bedrooms	80%	\$2,885
2 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$8,190,818
Construction Costs	\$93,134,912
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$4,657,037
Soft Cost Contingency	\$953,896
Relocation	\$0
Architectural/Engineering	\$2,090,611
Const. Interest, Perm. Financing	\$17,248,161
Legal Fees	\$648,328
Reserves	\$1,364,789
Other Costs	\$3,601,614
Developer Fee	\$17,595,184
Commercial Costs	\$0
Total	\$149,485,350

Residential

Construction Cost Per Square Foot:	\$462
Per Unit Cost:	\$770,543
Estimated Hard Per Unit Cost:	\$410,784
True Cash Per Unit Cost*:	\$710,774
Bond Allocation Per Unit:	\$405,660
Bond Allocation Per Restricted Rental Unit:	\$482,810

Construction Financing

<u>Source</u>	<u>Amount</u>
CitiBank: Tax-Exempt	\$78,697,978
CitiBank: Taxable	\$38,626,360
HACLA ¹	\$750,000
Deferred Costs	\$5,505,958
Deferred Developer Fee	\$11,595,185
General Partner Equity	\$100
Tax Credit Equity	\$14,309,770

Permanent Financing

<u>Source</u>	<u>Amount</u>
CitiBank: Tax-Exempt	\$53,805,000
HACLA ¹	\$750,000
Deferred Developer Fee	\$11,595,185
General Partner Equity	\$99
Tax Credit Equity	\$83,335,066
TOTAL	\$149,485,350

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

¹Housing Authority of the City Los Angeles

Determination of Credit Amount(s)

Requested Eligible Basis:	\$134,896,414
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$175,365,338
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$7,014,614
Total State Credit:	\$19,999,198
Approved Developer Fee (in Project Cost & Eligible Basis):	\$17,595,184
Federal Tax Credit Factor:	\$0.93713
State Tax Credit Factor:	\$0.88000

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

Staff noted a per unit development cost of \$710,744. The applicant noted that the per unit cost is attributed to the requirement of prevailing wage payments and the project being fully electric.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	10
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	120

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 102.381%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

Distel Circle, located at 330 Distel Circle in Los Altos on a 0.87 acre site, requested and is being recommended for a reservation of \$4,096,134 in annual federal tax credits and \$10,431,853 in total state tax credits and \$47,511,721 of tax-exempt bond cap to finance the new construction of 90 units of housing, consisting of 88 restricted rental units and 2 unrestricted manager's units. The project will have 24 studio units, 20 one-bedroom units, 23 two-bedroom units, and 23 three-bedroom units, serving families with rents affordable to households earning 30%-80% of area median income (AMI). The construction is expected to begin in June 2025 and be completed in December 2026. The project will be developed by EAH Inc. and will be located in Senate District 13 and Assembly District 23.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers. The project financing includes state funding from the No Place Like Home (NPLH) program of HCD.

Project Number CA-24-736

Project Name Distel Circle
Site Address: 330 Distel Circle
Los Altos, CA 94022
County: Santa Clara
Census Tract: 5104.00

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$4,096,134	\$10,431,853
Recommended:	\$4,096,134	\$10,431,853

* The applicant made an election to sell (Certificate) all or any portion of the state credits.

Tax-Exempt Bond Allocation
Recommended: \$47,511,721

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: 330 Distel Circle, L.P.
Applicant for State Credits:
Contact: Welton Jordan
Address: 22 Pelican Way
San Rafael, CA 94901
Phone: 415-295-8876
Email: welton.jordan@eahhousing.org

Bond Financing Information
CDLAC Applicant/Bond Issuer: CMFA
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: Wells Fargo Bank, N.A.

Development Team

General Partner / Principal Owner: 330 Distel Circle EAH, LLC
General Partner Type: Nonprofit
Parent Company: EAH Inc.
Developer: EAH Inc.
Investor/Consultant: Community Economics, Inc.
Management Agent: EAH Inc.

Project Information

Construction Type: New Construction
Total # Residential Buildings: 1
Total # of Units: 90
No. / % of Low Income Units: 88 100.00%
Average Targeted Affordability: 44.21%
Federal Set-Aside Elected: 40%/60% Average Income
Federal Subsidy: Tax-Exempt / HOME / HUD Section 8 Project-based Vouchers
(32 Units - 36%)

Information

Housing Type: Large Family
Geographic Area: South and West Bay Region
State Ceiling Pool: New Construction
Set Aside: N/A
Homeless Set Aside Units: 22
CDLAC Project Analyst: Sarah Lester
CTCAC Project Analyst: Sopida Steinwert

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	47	53%
50% AMI:	10	11%
60% AMI:	25	28%
80% AMI*:	6	7%

*CTCAC restricted only

Unit Mix

24 SRO/Studio Units
20 1-Bedroom Units
23 2-Bedroom Units
23 3-Bedroom Units
90 Total Units

<u>Unit Type & Number</u>	<u>2024 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
14 SRO/Studio	30%	\$968
6 SRO/Studio	50%	\$1,613
4 SRO/Studio	60%	\$1,936
11 1 Bedroom	30%	\$1,037
8 1 Bedroom	60%	\$2,074
1 1 Bedroom	80%	\$2,766
9 2 Bedrooms	30%	\$1,244
1 2 Bedrooms	30%	\$1,244
2 2 Bedrooms	30%	\$1,244
2 2 Bedrooms	50%	\$2,073
5 2 Bedrooms	60%	\$2,488
2 2 Bedrooms	80%	\$3,318
2 3 Bedrooms	30%	\$1,437
8 3 Bedrooms	30%	\$1,437
2 3 Bedrooms	50%	\$2,396
8 3 Bedrooms	60%	\$2,875
3 3 Bedrooms	80%	\$3,834
2 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$7,941,090
Construction Costs	\$55,525,946
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$5,399,545
Soft Cost Contingency	\$1,228,440
Relocation	\$0
Architectural/Engineering	\$2,590,984
Const. Interest, Perm. Financing	\$7,236,282
Legal Fees	\$125,000
Reserves	\$797,501
Other Costs	\$7,894,348
Developer Fee	\$6,500,000
Commercial Costs	\$0
Total	\$95,239,137

Residential

Construction Cost Per Square Foot:	\$566
Per Unit Cost:	\$1,058,213
Estimated Hard Per Unit Cost:	\$535,498
True Cash Per Unit Cost*:	\$897,960
Bond Allocation Per Unit:	\$527,908
Bond Allocation Per Restricted Rental Unit:	\$579,411

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
Wells Fargo: Tax-Exempt	\$47,511,721	CCRC: Tax-Exempt	\$16,277,800
Wells Fargo: Taxable	\$9,535,204	Santa Clara County	\$14,600,000
Santa Clara County	\$14,600,000	Santa Clara County: Land	\$7,360,000
Santa Clara County: Land	\$7,360,000	FHLBank San Francisco: AHP	\$1,320,000
FHLBank San Francisco: AHP	\$1,320,000	Waived Impact Fees	\$4,644,344
Waived Impact Fees	\$4,644,344	Deferred Developer Fee	\$2,418,351
Deferred Developer Fee	\$2,418,351	General Partner Equity	\$1,281,649
Deferred Costs	\$4,119,150	Solar Tax Credit Equity	\$399,213
Tax Credit Equity	\$3,730,366	Tax Credit Equity	\$46,937,780
		TOTAL	\$95,239,137

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	\$78,771,804
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$102,403,346
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$4,096,134
Total State Credit:	\$10,431,853
Approved Developer Fee (in Project Cost & Eligible Basis):	\$6,500,000
Federal Tax Credit Factor:	\$0.93707
State Tax Credit Factor:	\$0.82000

Except as allowed for projects basing cost on assumed third party debt, the "as if vacant" land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

Staff noted a per unit development cost of \$897,960. The applicant noted that the per unit cost is attributed to prevailing wages requirements, larger unit sizes, LEED Gold certification, covered parking, Bay Area development expenses, and premium materials mandated by Los Altos design standards.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	10
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	120

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 96.643%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

Larkin Pine Senior Housing, located at 1303 Larkin Street in San Francisco on a 0.71 acre site, requested and is being recommended for a reservation of \$1,282,006 in annual federal tax credits and \$13,987,000 of tax-exempt bond cap to finance the acquisition & rehabilitation of 63 units of housing, consisting of 62 restricted rental units and 1 unrestricted manager's unit. The project has 45 studio units, 18 one-bedroom units, serving tenants with rents affordable to households earning 40% of area median income (AMI). The construction is expected to begin in June 2025 and be completed in June 2026. The project will be developed by Chinatown Community Development Center, Inc. and is located in Senate District 11 and Assembly District 17.

Larkin Pine Senior Housing is a re-syndication of an existing Low Income Housing Tax Credit (LIHTC) project, Larkin Pine Senior Housing (CA-92-140). See Resyndication and Resyndication Transfer Event below for additional information. The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers and HUD Rental Assistance Demonstration (RAD). The project financing includes state funding from the Loan Program Restructuring (LPR) - Rental Housing Construction Program (RHCP) program of HCD.

Project Number CA-24-737

Project Name Larkin Pine Senior Housing
Site Address: 1303 Larkin Street
San Francisco, CA 94109
County: San Francisco
Census Tract: 111.02

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,282,006	\$0
Recommended:	\$1,282,006	\$0

Tax-Exempt Bond Allocation
Recommended: \$13,987,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Chinatown Community Development Center, Inc.
Contact: Sharon Christen
Address: 615 Grant Avenue
Phone: 415-875-7468
Email: sharon.christen@chinatowncdc.org

Bond Financing Information
CDLAC Applicant/Bond Issuer: City and County of San Francisco
Bond Counsel: Jones Hall, A Professional Law Corporation
Private Placement Purchaser: Chase Bank

Development Team

General Partner(s) or Principal Owner(s): Chinatown Community Development Center, Inc.
General Partner Type: Nonprofit
Parent Company(ies): Chinatown Community Development Center, Inc.
Developer: Chinatown Community Development Center, Inc.
Investor/Consultant: California Housing Partnership Corporation
Management Agent: Chinatown Community Development Center, Inc.

Project Information

Construction Type: Acquisition & Rehabilitation
Total # Residential Buildings: 1
Total # of Units: 63
No. / % of Low Income Units: 62 100.00%
Average Targeted Affordability: 32.63%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: Tax-Exempt / HUD RAD (29 Units - 46%) / HUD Section 8 Project-based Vouchers (15 Units - 24%)

Information

Housing Type: Non-Targeted
Geographic Area: San Francisco County
State Ceiling Pool: Other Rehabilitation
Set Aside: N/A
CDLAC Project Analyst: Jake Salle
CTCAC Project Analyst: Cynthia Compton

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
40% AMI:	62	100%

Unit Mix

45 SRO/Studio Units
18 1-Bedroom Units
63 Total Units

<u>Unit Type & Number</u>	<u>2024 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
15 SRO/Studio	40%	\$1,371
14 1 Bedroom	40%	\$1,469
12 SRO/Studio	40%	\$1,371
3 1 Bedroom	40%	\$1,469
18 SRO/Studio	40%	\$500
1 1 Bedroom	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$9,263,139
Construction Costs	\$0
Rehabilitation Costs	\$12,381,146
Construction Hard Cost Contingency	\$1,839,631
Soft Cost Contingency	\$427,227
Relocation	\$2,112,031
Architectural/Engineering	\$678,733
Const. Interest, Perm. Financing	\$3,262,773
Legal Fees	\$271,971
Reserves	\$704,000
Other Costs	\$483,239
Developer Fee	\$3,048,393
Commercial Costs	\$0
Total	\$34,472,284

Residential

Construction Cost Per Square Foot:	\$397
Per Unit Cost:	\$547,179
Estimated Hard Per Unit Cost:	\$163,875
True Cash Per Unit Cost*:	\$530,538
Bond Allocation Per Unit:	\$222,016
Bond Allocation Per Restricted Rental Unit:	\$225,597

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
Chase: Tax-Exempt	\$13,987,000	HCD LPR RHCP	\$3,473,704
Chase: Taxable	\$1,951,547	SF MOHCD ¹ PASS ²	\$6,500,452
HCD LPR RHCP	\$3,473,704	SF MOHCD ¹ PASS ²	\$3,596,412
SF MOHCD ¹ PASS ²	\$3,596,412	SF MOHCD ¹ PASS ²	\$584,497
SF MOHCD ¹ PASS ²	\$584,497	SF MOHCD ¹ ENP ³	\$1,500,000
SF MOHCD ¹ ENP ³	\$2,494,853	SF MOHCD ¹ ENP ³	\$994,853
SF MOHCD ¹ : Acquisition	\$4,061,151	SF MOHCD ¹ : Acquisition	\$4,061,151
Acquired Reserves	\$51,818	Acquired Reserves	\$51,818
Deferred Accrued Interest	\$430,550	Deferred Accrued Interest	\$430,550
Deferred Costs	\$1,752,689	Deferred Developer Fee	\$1,048,393
Deferred Developer Fee	\$1,048,393	Tax Credit Equity	\$12,230,455
Tax Credit Equity	\$1,039,670	TOTAL	\$34,472,284

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

¹San Francisco Mayor's Office of Housing and Community Development

²Preservation and Seismic Safety Program

³Existing Nonprofit Owned Rental Housing

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	\$22,212,108
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	\$3,174,392
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$28,875,741
Qualified Basis (Acquisition):	\$3,174,392
Applicable Rate:	4.00%
Maximum Annual Federal Credit, Rehabilitation:	\$1,155,030
Maximum Annual Federal Credit, Acquisition:	\$126,976
Total Maximum Annual Federal Credit:	\$1,282,006
Approved Developer Fee (in Project Cost & Eligible Basis):	\$3,048,393
Federal Tax Credit Factor:	\$0.95401

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

This SRO project requested and was granted a waiver to the in-unit refrigerator requirement because the project includes an existing common area kitchen facility for tenants, which will be updated as part of the rehabilitation.

The reservation of tax credits is contingent upon verification of the HUD RAD rental subsidy annual amount, number of units receiving assistance, term, and expiration date by the bond issuance deadline.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event

Prior to closing, the applicant or its assignee shall obtain CTCAC's consent to assign and assume the existing Regulatory Agreement CA-92-140. To be eligible for a new award of tax credits, the owner must provide documentation with the Form 8609 request (the placed in service submission) that the acquisition date and the placed in service date both occurred after the existing federal 15 year compliance period was completed. For resyndications that were originally rehabilitation and acquisition, the resyndication acquisition date cannot occur before the last rehabilitation credit year of the original credit period.

As required by the IRS, the newly resyndicated project will continue to use the originally assigned Building Identification Numbers (BINs).

The newly resyndicated project shall continue to meet the rents and income targeting levels in the existing regulatory agreement(s) and any deeper targeting levels in the new regulatory agreement(s) for the duration of the new regulatory agreement(s). Existing households determined to be income-qualified for purposes of IRC §42 credit during the 15-year compliance period are concurrently income-qualified households for purposes of the extended use agreement. As a result, any household determined to be income qualified at the time of move-in under the existing regulatory agreement (CA-92-140) is a qualified low-income household for the subsequent allocation (existing household eligibility is “grandfathered”).

The project is a resyndication where the existing regulatory agreement requires service amenities. The project shall provide a similar or greater level of services for a period of at least 15 years under the new regulatory agreement. The project is deemed to have met this requirement based on CTCAC staff's review of the commitment in the application. The services documented in the placed in service package will be reviewed by CTCAC staff for compliance with this requirement at the time of the placed in service submission.

This project is a resyndication occurring concurrently with a Transfer Event without distribution of Net Project Equity, and thus is waived from the requirements under CTCAC Regulation Section 10320(b)(4)(B).

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	20
New Construction Density and Local Incentives	10	0	0
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	0
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	0
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	110

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 277.273%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
 CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
 Project Staff Report
 Qualified Private Activity Tax-Exempt Bond Project
 December 11, 2024**

Kooser Apartments, located at 1371 Kooser Road in San Jose on a 1.63 acre site, requested and is being recommended for a reservation of \$5,902,201 in annual federal tax credits and \$31,579,858 in total state tax credits and \$73,708,167 of tax-exempt bond cap to finance the new construction of 191 units of housing, consisting of 189 restricted rental units and 2 unrestricted manager's units. The project will have 75 studio units, 18 one-bedroom units, 48 two-bedroom units, and 50 three-bedroom units, serving families with rents affordable to households earning 30%-70% of area median income (AMI). The construction is expected to begin in May 2025 and be completed in September 2027. The project will be developed by Affirmed Housing Group and will be located in Senate District 15 and Assembly District 28.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers. The project financing includes state funding from the No Place Like Home (NPLH) program of HCD.

Project Number CA-24-738
Project Name Kooser Apartments
 Site Address: 1371 Kooser Road
 San Jose, CA 95118
 County: Santa Clara
 Census Tract: 5029.10

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$5,902,201	\$31,579,858
Recommended:	\$5,902,201	\$31,579,858

* The applicant made an election to sell (Certificate) all or any portion of the state credits.

Tax-Exempt Bond Allocation
 Recommended: \$73,708,167

CTCAC Applicant Information
 CTCAC Applicant/CDLAC Sponsor: Compass for Affordable Housing
 Contact: Robin Martinez
 Address: 13520 Evening Creek Drive North, #560
 San Diego, CA 92128
 Phone: 858.386.4211
 Email: robin@compassfah.org

Bond Financing Information
 CDLAC Applicant/Bond Issuer: City of San Jose
 Bond Counsel: Anzel Galvan LLP
 Public Sale: Credit Enhanced
 Underwriter: Lument Securities, LLC
 Credit Enhancement Provider: Banner Bank
 Rating: AAA

Development Team

General Partner(s) or Principal Owner(s): AHG Kooser LLC
 CFAH Housing LLC

General Partner Type: Joint Venture

Parent Company(ies): Affirmed Housing Group, Inc
 Compass for Affordable Housing

Developer: Affirmed Housing Group

Investor/Consultant: Boston Financial

Management Agent: Solari Enterprises

Project Information

Construction Type: New Construction

Total # Residential Buildings: 1

Total # of Units: 191

No. / % of Low Income Units: 189 100.00%

Average Targeted Affordability: 46.05%

Federal Set-Aside Elected: 40%/60% Average Income

Federal Subsidy: Tax-Exempt / HUD Section 8 Project-based Vouchers (30 Units - 16%)

Information

Housing Type: Large Family

Geographic Area: South and West Bay Region

State Ceiling Pool: New Construction

Set Aside: Homeless Set Aside

Homeless Set Aside Units: 86

CDLAC Project Analyst: Sarah Lester

CTCAC Project Analyst: Sabrina Yang

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	50	26%
40% AMI:	17	9%
50% AMI:	63	33%
60% AMI:	39	21%
70% AMI*:	20	11%

*CTCAC restricted only

Unit Mix

75 SRO/Studio Units

18 1-Bedroom Units

48 2-Bedroom Units

50 3-Bedroom Units

191 Total Units

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
20 SRO/Studio	30%	\$968
8 SRO/Studio	40%	\$968
44 SRO/Studio	50%	\$1,613
3 SRO/Studio	60%	\$1,866
10 1 Bedroom	30%	\$1,037
3 1 Bedroom	40%	\$1,037
5 1 Bedroom	50%	\$1,383
10 2 Bedrooms	30%	\$1,244
2 2 Bedrooms	40%	\$1,244
10 2 Bedrooms	50%	\$1,659
16 2 Bedrooms	60%	\$2,488
10 2 Bedrooms	70%	\$2,903
10 3 Bedrooms	30%	\$1,437
4 3 Bedrooms	40%	\$1,437
4 3 Bedrooms	50%	\$1,917
20 3 Bedrooms	60%	\$2,875
10 3 Bedrooms	70%	\$3,354
2 3 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$1,843,484
Construction Costs	\$104,691,987
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$6,301,906
Soft Cost Contingency	\$1,819,972
Relocation	\$0
Architectural/Engineering	\$3,450,000
Const. Interest, Perm. Financing	\$14,088,052
Legal Fees	\$233,500
Reserves	\$1,463,587
Other Costs	\$11,301,969
Developer Fee	\$11,700,000
Commercial Costs	\$0
Total	\$156,894,457

Residential

Construction Cost Per Square Foot:	\$693
Per Unit Cost:	\$821,437
Estimated Hard Per Unit Cost:	\$461,254
True Cash Per Unit Cost*:	\$791,594
Bond Allocation Per Unit:	\$385,907
Bond Allocation Per Restricted Rental Unit:	\$436,143

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
Banner Bank: Tax-Exempt	\$73,708,167	Lument	\$40,019,791
Banner Bank: Taxable	\$21,410,242	County of Santa Clara ¹	\$2,000,000
County of Santa Clara ¹	\$1,800,000	City of San Jose	\$19,551,066
City of San Jose	\$19,062,289	Lument Securities LLC	\$6,275,845
Lument Securities LLC	\$6,275,845	Deferred Developer Fee	\$5,700,000
Deferred Costs	\$9,633,587	Tax Credit Equity	\$83,347,755
Tax Credit Equity	\$25,004,327	TOTAL	\$156,894,457

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

¹includes NPLH and Measure A - Affordable Housing Bond Funds

Determination of Credit Amount(s)

Requested Eligible Basis:	\$147,555,016
130% High Cost Adjustment:	No
Applicable Fraction:	100.00%
Qualified Basis:	\$147,555,016
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$5,902,201
Total State Credit:	\$31,579,858
Approved Developer Fee (in Project Cost & Eligible Basis):	\$11,700,000
Federal Tax Credit Factor:	\$0.93060
State Tax Credit Factor:	\$0.90000

Except as allowed for projects basing cost on assumed third party debt, the "as if vacant" land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

Staff noted a per-unit development cost of \$791,594. The applicant noted that the per unit cost is attributed to land cost, material costs, parking garage costs, costs required to meet GreenPoint Rated Platinum and LEED Gold, and prevailing wages.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	10
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	120

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 101.853%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

Westside Village, located at 850 Almar Avenue in Santa Cruz on a 0.91 acre site, requested and is being recommended for a reservation of \$1,648,928 in annual federal tax credits and \$7,600,000 in total state tax credits and \$18,446,853 of tax-exempt bond cap to finance the new construction of 38 units of housing, consisting of 37 restricted rental units and 1 unrestricted manager's unit. The project will have 23 two-bedroom units, and 15 three-bedroom units, serving families with rents affordable to households earning 30%-80% of area median income (AMI). The construction is expected to begin in June 2025 and be completed in March 2027. The project will be developed by CRP Affordable Housing & Community Development LLC and will be located in Senate District 17 and Assembly District 28.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers.

Project Number CA-24-740

Project Name Westside Village
Site Address: 850 Almar Avenue
Santa Cruz, CA 95060
County: Santa Cruz
Census Tract: 1011.00

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$1,648,928	\$7,600,000
Recommended:	\$1,648,928	\$7,600,000

* The applicant made an election to sell (certificate) all or any portion of the state credits.

Tax-Exempt Bond Allocation
Recommended: \$18,446,853

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: CRP Westside Village LP
Applicant for State Credits: PSCDC Westside LLC
Contact: Paul Salib
Address: 122 East 42nd Street, Suite 1903
New York, NY 10168
Phone: 212-776-1914
Email: psalib@crpaffordable.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: California Housing Finance Agency
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: Citibank, N.A.

Development Team

General Partners or Principal Owners: PSCDC Westside LLC
 CRP Westside Village AGP LLC
 General Partner Type: Joint Venture
 Parent Companies: Pacific Southwest Community Development Corporation
 CRP Affordable Housing and Community Development LLC
 CRP Affordable Housing & Community Development LLC
 Developer: CRP Affordable Housing & Community Development LLC
 Investor/Consultant: RBC Capital Markets
 Management Agent: Cambridge Real Estate Services, Inc.

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 38
 No. / % of Low Income Units: 37 100.00%
 Average Targeted Affordability: 46.21%
 Federal Set-Aside Elected: 40%/60% Average Income
 Federal Subsidy: Tax-Exempt / HUD Section 8 Project-based Vouchers (26 Units - 66%)

Information

Housing Type: Large Family
 Geographic Area: Central Coast Region
 State Ceiling Pool: New Construction
 Set Aside: Extremely Low/Very Low Income Set Aside
 CDLAC Project Analyst: Amit Sarang
 CTCAC Project Analyst: Ruben Barcelo

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	25	68%
80% AMI*:	12	32%

*CTCAC restricted only

Unit Mix

23 2-Bedroom Units
15 3-Bedroom Units
<u>38 Total Units</u>

<u>Unit Type & Number</u>	<u>2024 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
10 2 Bedrooms	80%	\$3,259
13 2 Bedrooms	30%	\$1,222
2 3 Bedrooms	80%	\$3,766
12 3 Bedrooms	30%	\$1,412
1 3 Bedrooms	Manager Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$5,400,000
Construction Costs	\$19,562,120
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$1,007,000
Soft Cost Contingency	\$326,430
Relocation	\$0
Architectural/Engineering	\$1,250,000
Const. Interest, Perm. Financing	\$3,771,628
Legal Fees	\$325,000
Reserves	\$465,355
Other Costs	\$2,307,845
Developer Fee	\$4,136,107
Commercial Costs	\$0
Total	\$38,551,485

Residential

Construction Cost Per Square Foot:	\$502
Per Unit Cost:	\$1,014,513
Estimated Hard Per Unit Cost:	\$445,717
True Cash Per Unit Cost*:	\$963,217
Bond Allocation Per Unit:	\$485,444
Bond Allocation Per Restricted Rental Unit:	\$737,874

Construction Financing

Source	Amount
Citibank: Tax-Exempt	\$18,446,853
Citibank: Taxable	\$10,805,768
Deferred Costs	\$4,126,461
Tax Credit Equity	\$5,172,403

Permanent Financing

Source	Amount
Citibank: Tax-Exempt	\$15,912,629
Deferred Developer Fee	\$1,949,245
Tax Credit Equity	\$20,689,611
TOTAL	\$38,551,485

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	\$31,710,155
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$41,223,202
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$1,648,928
Total State Credit:	\$7,600,000
Approved Developer Fee (in Project Cost & Eligible Basis):	\$4,136,107
Federal Tax Credit Factor:	\$0.83992
State Tax Credit Factor:	\$0.90000

Except as allowed for projects basing cost on assumed third party debt, the "as if vacant" land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

Staff noted a per unit development cost of \$963,217. The applicant noted that the per unit cost is affected by a requirement to pay prevailing wages, specialized construction measures to address high-water table conditions at the project's site, escalating cost of construction materials, and high acquisition cost of the Santa Cruz region.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

Standard Conditions

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	10
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	120

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 113.087%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

Villa Verde, located at 84824 Calle Verde in Coachella on a 9.44 acre site, requested and is being recommended for a reservation of \$3,948,871 in annual federal tax credits and \$42,578,583 of tax-exempt bond cap to finance the new construction of 116 units of housing, consisting of 115 restricted rental units and 1 unrestricted manager's unit. The project will have 16 one-bedroom units, 56 two-bedroom units, and 44 three-bedroom units, serving families with rents affordable to households earning 30%-60% of area median income (AMI). The construction is expected to begin in November 2025 and be completed in November 2027. The project will be developed by Abode Communities and will be located in Senate District 18 and Assembly District 36.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers. The project financing includes state funding from HCD's No Place Like Home (NPLH) and Permanent Local Housing Allocation (PLHA) programs.

Project Number CA-24-744

Project Name Villa Verde
Site Address: 84824 Calle Verde
Coachella, CA 92236
County: Riverside
Census Tract: 457.08

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$3,948,871	\$0
Recommended:	\$3,948,871	\$0

Tax-Exempt Bond Allocation
Recommended: \$42,578,583

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Abode Communities
Contact: Lara Regus
Address: 1149 South Hill Street, Suite 700
Los Angeles, CA 90015
Phone: 213-225-2812
Email: lregus@abodecommunities.org

Bond Financing Information
CDLAC Applicant/Bond Issuer: California Municipal Finance Agency
Bond Counsel: Jones Hall, A Professional Law Corporation
Private Placement Purchaser: Wells Fargo Bank, N.A.

Development Team

General Partners or Principal Owners:	Villa Verde I GP, LLC
General Partner Type:	Nonprofit
Parent Company:	Abode Communities
Developer:	Abode Communities
Investor/Consultant:	California Housing Partnership Corporation
Management Agent:	Abode Communities

Project Information

Construction Type:	New Construction	
Total # Residential Buildings:	20	
Total # of Units:	116	
No. / % of Low Income Units:	115	100.00%
Average Targeted Affordability:	40.52%	
Federal Set-Aside Elected:	40%/60%	
Federal Subsidy:	Tax-Exempt / HUD Section 8 Project-based Vouchers (78 Units - 67%)	

Information

Housing Type:	Large Family
Geographic Area:	Inland Empire Region
State Ceiling Pool:	New Construction
Set Aside:	N/A
Homeless Set Aside Units:	50
CDLAC Project Analyst:	Erin Deblaquiere
CTCAC Project Analyst:	Ruben Barcelo

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	66	57%
50% AMI:	26	23%
60% AMI:	23	20%

Unit Mix

16 1-Bedroom Units
56 2-Bedroom Units
44 3-Bedroom Units
116 Total Units

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
16 1 Bedroom	30%	\$576
30 2 Bedrooms	30%	\$691
4 3 Bedrooms	30%	\$799
6 2 Bedrooms	30%	\$691
10 3 Bedrooms	30%	\$799
8 2 Bedrooms	50%	\$1,152
4 3 Bedrooms	50%	\$1,332
3 2 Bedrooms	50%	\$1,152
11 3 Bedrooms	50%	\$1,332
8 2 Bedrooms	60%	\$1,383
15 3 Bedrooms	60%	\$1,599
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$1,869,946
Construction Costs	\$49,721,438
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$3,731,233
Soft Cost Contingency	\$509,302
Relocation	\$0
Architectural/Engineering	\$2,390,716
Const. Interest, Perm. Financing	\$8,463,178
Legal Fees	\$214,211
Reserves	\$1,450,946
Other Costs	\$4,549,969
Developer Fee	\$9,905,195
Commercial Costs	\$0
Total	\$82,806,134

Residential

Construction Cost Per Square Foot:	\$443
Per Unit Cost:	\$713,846
Estimated Hard Per Unit Cost:	\$380,953
True Cash Per Unit Cost*:	\$630,078
Bond Allocation Per Unit:	\$367,057
Bond Allocation Per Restricted Rental Unit:	\$370,249

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
Wells Fargo: Tax-Exempt	\$42,578,583	CCRC: Tax-Exempt	\$16,938,000
HCD: PLHA	\$8,000,000	HCD: NPLH	\$11,279,429
HACR ¹	\$219,892	HCD: PLHA	\$8,000,000
HACR ¹ : Taxable Housing Bond	\$450,000	HACR ¹	\$219,892
HACR ¹ : Seller Carryback	\$1,411,842	HACR ¹ : Taxable Housing Bond	\$450,000
Low Income Investment Fund	\$14,609,617	HACR ¹ : Seller Carryback	\$1,411,842
Deferred Costs	\$2,897,146	Deferred Interest	\$476,158
Deferred Interest	\$476,158	Deferred Developer Fee	\$8,305,195
Deferred Developer Fee	\$8,305,195	General Partner Equity	\$100
General Partner Equity	\$100	Tax Credit Equity	\$35,725,518
Tax Credit Equity	\$3,857,601	TOTAL	\$82,806,134

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

¹Housing Authority of the County of Riverside

Determination of Credit Amount(s)

Requested Eligible Basis:	\$75,939,831
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$98,721,780
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$3,948,871
Approved Developer Fee (in Project Cost & Eligible Basis):	\$9,905,195
Federal Tax Credit Factor:	\$0.90470

Except as allowed for projects basing cost on assumed third party debt, the "as if vacant" land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

This 116-unit application was submitted as a Hybrid project serving large families. The project is comprised of a 9% component (yet to apply) consisting of 36 units and a 4% component (CA-24-744) consisting of 116 units. All units in the project will have access to a community room, supportive services offices, resident services office, laundry rooms, and outdoor patio.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	9
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	119

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 105.295%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

The project, 300 De Haro, located at 300 De Haro Street in San Francisco on a 0.62 acre site, requested and is being recommended for a reservation of \$6,739,725 in annual federal tax credits and \$101,746,126 of tax-exempt bond cap to finance the new construction of 425 units of housing, consisting of 421 restricted rental units and 4 unrestricted manager's units. The project will have 425 studio units, serving tenants with rents affordable to households earning 30%-70% of area median income (AMI). The construction is expected to begin in May 2025 and be completed in April 2027. The project will be developed by MRK Partners Inc. and will be located in Senate District 11 and Assembly District 17.

Project Number CA-24-745

Project Name 300 De Haro
Site Address: 300 De Haro Street
San Francisco, CA 94103

County: San Francisco
Census Tract: 607.02

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$6,739,725	\$0
Recommended:	\$6,739,725	\$0

Tax-Exempt Bond Allocation
Recommended: \$101,746,126

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: De Haro MRK LLC
Contact: Sydne Garchik
Address: 2711 North Sepulveda Boulevard # 526
Manhattan Beach, CA 90266

Phone: 424.999.4581
Email: sgarchik@mrkpartners.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: California Housing Finance Agency
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: Citibank, N.A.

Development Team
General Partner(s) or Principal Owner(s): 300 De Haro Holdings LLC
Pacific Southwest Community Development Corporation
Joint Venture

General Partner Type: Aspire Housing LLC
Parent Company(ies): Pacific Southwest Community Development Corporation

Developer: MRK Partners Inc.
Investor/Consultant: R4 Capital LLC
Management Agent: WinnResidential California LP

Project Information

Construction Type:	New Construction
Total # Residential Buildings:	1
Total # of Units:	425
No. / % of Low Income Units:	421 100.00%
Average Targeted Affordability:	60.02%
Federal Set-Aside Elected:	40%/60% Average Income
Federal Subsidy:	Tax-Exempt

Information

Housing Type:	Non-Targeted
Geographic Area:	San Francisco County
State Ceiling Pool:	N/A
Set Aside:	N/A
CDLAC Project Analyst:	Sarah Lester
CTCAC Project Analyst:	Sopida Steinwert

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	58	14%
50% AMI:	43	10%
60% AMI:	103	24%
70% AMI*:	217	52%

*CTCAC restricted only

Unit Mix

<u>425 SRO/Studio Units</u>
425 Total Units

<u>Unit Type & Number</u>	<u>2024 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
58 SRO/Studio	30%	\$1,028
43 SRO/Studio	50%	\$1,713
103 SRO/Studio	60%	\$2,056
217 SRO/Studio	70%	\$2,399
4 SRO/Studio	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$16,350,000
Construction Costs	\$102,581,300
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$7,287,543
Soft Cost Contingency	\$1,454,691
Relocation	\$0
Architectural/Engineering	\$5,262,999
Const. Interest, Perm. Financing	\$22,278,244
Legal Fees	\$1,858,000
Reserves	\$2,359,580
Other Costs	\$16,460,599
Developer Fee	\$28,107,159
Commercial Costs	\$0
Total	\$204,000,115

Residential

Construction Cost Per Square Foot:	\$537
Per Unit Cost:	\$480,000
Estimated Hard Per Unit Cost:	\$218,050
True Cash Per Unit Cost*:	\$417,184
Bond Allocation Per Unit:	\$239,403
Bond Allocation Per Restricted Rental Unit:	\$498,756

Construction Financing

Source	Amount
Citibank: Tax-Exempt	\$101,746,126
Citibank: Recycled Tax-Exempt	\$16,324,009
Citibank: Taxable	\$16,341,466
Net Operating Income	\$2,667,061
Deferred Costs	\$4,053,591
Deferred Developer Fee	\$26,696,839
General Partner Equity	\$17,200,000
Tax Credit Equity	\$18,971,023

Permanent Financing

Source	Amount
Citibank: Tax-Exempt	\$94,082,805
Net Operating Income	\$2,667,061
Deferred Developer Fee	\$26,696,839
General Partner Equity	\$17,200,000
Tax Credit Equity	\$63,353,410
TOTAL	\$204,000,115

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	\$168,642,956
130% High Cost Adjustment:	No
Applicable Fraction:	100.00%
Qualified Basis:	\$168,642,956
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$6,739,725
Approved Developer Fee (in Project Cost & Eligible Basis):	\$28,107,159
Federal Tax Credit Factor:	\$0.94000

Except as allowed for projects basing cost on assumed third party debt, the "as if vacant" land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

This Project's annual per unit operating expense total is below the CTCAC published per unit operating minimums of \$8,925. As allowed by CTCAC Regulation Section 10327(g)(1), CTCAC approves an annual per unit operating expense total of \$7,587 on agreement of the permanent lender and equity investor.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	9
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	119

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 134.510%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
 CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
 Project Staff Report
 Qualified Private Activity Tax-Exempt Bond Project
 December 11, 2024**

Avanzando San Ysidro, located at two sites (see below) in San Diego County on a total of 1.5 acres, requested and is being recommended for a reservation of \$4,609,523 in annual federal tax credits and \$49,000,000 of tax-exempt bond cap to finance the new construction of 103 units of housing, consisting of 101 restricted rental units and 2 unrestricted manager's units. The project will have 26 one-bedroom units, 25 two-bedroom units, and 52 three-bedroom units, serving families with rents affordable to households earning 30%-60% of area median income (AMI). The construction is expected to begin in May 2025 and be completed in May 2027. The project will be developed by Hitzke Development Corporation and will be located in Senate District 18 and Assembly District 80.

The project financing includes state funding from the Affordable Housing and Sustainable Communities (AHSC), Regional Early Action Planning (REAP), and Infrastructure Infill Grant - Catalytic Qualifying Infill Area (IIG-C) programs of HCD.

Project Number CA-24-746

Project Name Avanzando San Ysidro

Site Address:	Site 1: Cypress 125 Cypress Drive San Diego, CA 92173 County: San Diego Census Tract: 100.13	Site 2: Cottonwood & South Vista 210-240 South Vista Avenue & 317 Cottonwood Road San Diego, CA 92173 County: San Diego Census Tract: 100.13
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Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$4,609,523	\$0
Recommended:	\$4,609,523	\$0

Tax-Exempt Bond Allocation
 Recommended: \$49,000,000

CTCAC Applicant Information
 CTCAC Applicant/CDLAC Sponsor: Avanzando San Ysidro, LP.
 Contact: Georgette Gomez
 Address: 119 West Hall Avenue
 San Ysidro, CA 92173
 Phone: 619-428-1115
 Email: georgetteg@casafamiliar.org

Bond Financing Information
 CDLAC Applicant/Bond Issuer: CalHFA
 Bond Counsel: Orrick, Herrington & Sutcliffe LLP
 Private Placement Purchaser: Citi Community Capital

Development Team

General Partner(s) or Principal Owner(s): Avanzando San Ysidro, LLC
 Hitzke Development Corporation
 General Partner Type: Joint Venture
 Parent Company(ies): Casa Familiar, Inc.
 Hitzke Development Corporation
 Developer: Hitzke Development Corporation
 Investor/Consultant: PNC Real Estate
 Management Agent: ConAm Management Corporation
 Casa Familiar, Inc.

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 3
 Total # of Units: 103
 No. / % of Low Income Units: 101 100.00%
 Average Targeted Affordability: 46.34%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt

Information

Housing Type: Large Family
 Geographic Area: San Diego County
 State Ceiling Pool: New Construction
 Set Aside: N/A
 CDLAC Project Analyst: Erin Deblaquiere
 CTCAC Project Analyst: Brett Andersen

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	11	11%
40% AMI:	40	40%
50% AMI:	25	25%
60% AMI:	25	25%

Unit Mix

26 1-Bedroom Units
25 2-Bedroom Units
52 3-Bedroom Units
103 Total Units

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
3 1 Bedroom	30%	\$852
15 1 Bedroom	40%	\$1,136
8 1 Bedroom	50%	\$1,420
4 2 Bedrooms	30%	\$1,023
12 2 Bedrooms	40%	\$1,364
4 2 Bedrooms	50%	\$1,705
5 2 Bedrooms	60%	\$2,046
4 3 Bedrooms	30%	\$1,182
13 3 Bedrooms	40%	\$1,576
13 3 Bedrooms	50%	\$1,970
20 3 Bedrooms	60%	\$2,364
2 3 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$800,000
Construction Costs	\$58,929,044
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$3,200,000
Soft Cost Contingency	\$321,240
Relocation	\$375,000
Architectural/Engineering	\$1,298,246
Const. Interest, Perm. Financing	\$7,314,650
Legal Fees	\$533,336
Reserves	\$425,000
Other Costs	\$4,203,450
Developer Fee	\$15,004,901
Commercial Costs	\$1,934,500
Total	\$94,339,367

Residential

Construction Cost Per Square Foot:	\$532
Per Unit Cost:	\$897,135
Estimated Hard Per Unit Cost:	\$513,833
True Cash Per Unit Cost*:	\$884,654
Bond Allocation Per Unit:	\$475,728
Bond Allocation Per Restricted Rental Unit:	\$485,149

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
Citi: Tax-Exempt	\$49,000,000	Citi	\$3,695,000
Citi: Taxable	\$2,250,000	HCD: AHSC	\$20,200,000
Citi: Recycled Tax-Exempt	\$12,500,000	HCD: REAP	\$4,125,000
County of San Diego	\$2,760,000	SDHC ¹ : IIG-C	\$6,019,116
Tax Credit Equity	\$27,829,367	SDHC ¹	\$4,120,000
		County of San Diego	\$2,760,000
		Managing General Partner Equity	\$90
		Administrative General Partner Equity	\$10
		Developer Fee Contribution	\$12,004,901
		Deferred Developer Fee	\$1,312,402
		Tax Credit Equity	\$40,102,848
		TOTAL	\$94,339,367

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

¹San Diego Housing Commission

Determination of Credit Amount(s)

Requested Eligible Basis:	\$88,836,834
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$115,487,884
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$4,609,523
Approved Developer Fee (in Project Cost & Eligible Basis):	\$15,004,901
Federal Tax Credit Factor:	\$0.87000

Except as allowed for projects basing cost on assumed third party debt, the "as if vacant" land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

Staff noted a per unit development cost of \$897,135. The applicant noted that the per unit cost is attributed to prevailing wages, construction loan interest, framing costs related to construction of townhomes, roof decking materials, and a soil stability program.

This project intends to make the Tax Credit Units available for eventual tenant ownership at the end of the initial 15 year compliance period. The applicant provided a plan which should be updated in the placed in service package.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	9
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	119

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 111.951%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

Century + Restorative Care Village Phase I, located at 1321 North Mission Road in Los Angeles on a 1.35 acre site, requested and is being recommended for a reservation of \$4,903,823 in annual federal tax credits and \$53,223,000 of tax-exempt bond cap to finance the new construction of 146 units of housing, consisting of 145 restricted rental units and 1 unrestricted manager's unit. The project will have 80 studio units, 57 one-bedroom units, and 9 two-bedroom units, serving special needs tenants with rents affordable to households earning 30%-60% of area median income (AMI). The construction is expected to begin in June 2025 and be completed in July 2027. The project will be developed by Century Affordable Development, Inc. and will be located in Senate District 26 and Assembly District 54.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers. The project financing includes state funding from the Affordable Housing and Sustainable Communities (AHSC) and No Place Like Home (NPLH) programs of HCD.

Project Number CA-24-750

Project Name Century + Restorative Care Village Phase I
Site Address: 1321 North Mission Road
Los Angeles, CA 90033
County: Los Angeles
Census Tract: 1999.00

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$4,903,823	\$0
Recommended:	\$4,903,823	\$0

Tax-Exempt Bond Allocation
Recommended: \$53,223,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Century Affordable Development, Inc.
Contact: Oscar Alvarado
Address: 1000 Corporate Pointe
Culver City, CA 90230
Phone: (310) 642-2079
Email: oalvarado@century.org

Bond Financing Information
CDLAC Applicant/Bond Issuer: Los Angeles County Development Authority
Bond Counsel: Stradling, Yocca, Carlson & Rauth
Private Placement Purchaser: Wells Fargo Bank, N.A.

Development Team
General Partner(s) or Principal Owner(s): Century Affordable Development, Inc.
General Partner Type: Nonprofit
Parent Company(ies): Century Affordable Development, Inc.
Developer: Century Affordable Development, Inc.
Investor/Consultant: California Housing Partnership Corporation
Management Agent: Century Villages Property Management, LLC

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 146
 No. / % of Low Income Units: 145 100.00%
 Average Targeted Affordability: 44.07%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt / HUD Section 8 Project-based Vouchers
 (75 Units - 52%)

Information

Housing Type: Special Needs
 Geographic Area: Balance of Los Angeles County
 State Ceiling Pool: New Construction
 Set Aside: N/A
 Homeless Set Aside Units: 75
 CDLAC Project Analyst: Amit Sarang
 CTCAC Project Analyst: Chris Saenz

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	77	53%
60% AMI:	68	47%

Unit Mix

80 SRO/Studio Units
57 1-Bedroom Units
<u>9 2-Bedroom Units</u>
146 Total Units

<u>Unit Type & Number</u>	<u>2024 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
56 SRO/Studio	30%	\$728
4 1 Bedroom	30%	\$780
12 SRO/Studio	30%	\$728
3 1 Bedroom	30%	\$780
2 2 Bedrooms	30%	\$936
12 SRO/Studio	60%	\$1,456
50 1 Bedroom	60%	\$1,560
6 2 Bedrooms	60%	\$1,872
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$1,081,844
Construction Costs	\$66,668,256
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$3,375,000
Soft Cost Contingency	\$442,899
Relocation	\$0
Architectural/Engineering	\$4,056,059
Const. Interest, Perm. Financing	\$11,176,106
Legal Fees	\$215,000
Reserves	\$874,626
Other Costs	\$2,941,738
Developer Fee	\$12,300,560
Commercial Costs	\$0
Total	\$103,132,088

Residential

Construction Cost Per Square Foot:	\$604
Per Unit Cost:	\$706,384
Estimated Hard Per Unit Cost:	\$387,531
True Cash Per Unit Cost*:	\$641,312
Bond Allocation Per Unit:	\$364,541
Bond Allocation Per Restricted Rental Unit:	\$367,055

Construction Financing

Source	Amount
Wells Fargo: Tax-Exempt	\$53,223,000
Wells Fargo: Taxable	\$23,561,224
LACDA ² : NPLH	\$9,900,000
Deferred Costs	\$2,381,826
Deferred Developer Fee	\$9,500,560
Tax Credit Equity	\$4,565,478

Permanent Financing

Source	Amount
CCRC ¹	\$11,035,000
HCD: AHSC	\$25,000,000
LACDA ² : NPLH	\$10,000,000
Deferred Developer Fee	\$9,500,560
Tax Credit Equity	\$47,596,528
TOTAL	\$103,132,088

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

¹California Community Reinvestment Corporation

²Los Angeles County Development Authority

Determination of Credit Amount(s)

Requested Eligible Basis:	\$94,304,296
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$122,595,585
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$4,903,823
Approved Developer Fee (in Project Cost & Eligible Basis):	\$12,300,560
Federal Tax Credit Factor:	\$0.97060

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

The project will restrict 75 (52%) of the units to serve special needs tenants, consisting of homeless populations.

The current legal description is part of a larger site and the project site's parcel (legal description and APN) have not yet been finalized. The legal description and APN for CA-24-750 must be completed as part of the placed in service package.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	9
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	119

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 107.875%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

Weingart Tower 1B, located at 554-562 South San Pedro Street in Los Angeles on a 0.23 acre site, requested and is being recommended for a reservation of \$4,158,853 in annual federal tax credits and \$45,163,792 of tax-exempt bond cap to finance the new construction of 104 units of housing, consisting of 103 restricted rental units and 1 unrestricted manager's unit. The project will have 103 studio units, 1 two-bedroom unit, serving special needs tenants with rents affordable to households earning 20%-50% of area median income (AMI). The construction is expected to begin in May 2025 and be completed in March 2027. The project will be developed by Weingart Center Association and will be located in Senate District 28 and Assembly District 57.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers. The project financing includes state funding from the No Place Like Home (NPLH) and Multifamily Housing Program (MHP) programs of HCD.

Project Number CA-24-751

Project Name Weingart Tower 1B
Site Address: 554-562 South San Pedro Street
Los Angeles, CA 90013
County: Los Angeles
Census Tract: 2063.03

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$4,158,853	\$0
Recommended:	\$4,158,853	\$0

Tax-Exempt Bond Allocation
Recommended: \$45,163,792

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Weingart Tower 1B, LP
Contact: Ben Rosen
Address: 566 South San Pedro Street
Los Angeles, CA 90013
Phone: 213.689.2183
Email: benr@weingart.org

Bond Financing Information
CDLAC Applicant/Bond Issuer: Los Angeles Housing Department
Bond Counsel: Kutak Rock LLP
Private Placement Purchaser: U.S. Bank National Association

Development Team

General Partner(s) or Principal Owner(s): WC Towers 1B LLC
 Related/554 S. San Pedro Development Co., LLC

General Partner Type: Joint Venture

Parent Company(ies): Weingart Center Association
 The Related Companies of California, LLC

Developer: Weingart Center Association

Investor/Consultant: US Bank Corp.

Management Agent: Barker Management, Incorporated

Project Information

Construction Type: New Construction

Total # Residential Buildings: 1

Total # of Units: 104

No. / % of Low Income Units: 103 100.00%

Average Targeted Affordability: 29.86%

Federal Set-Aside Elected: 40%/60%

Federal Subsidy: Tax-Exempt / HUD Section 8 Project-based Vouchers
 (103 Units - 100%)

Information

Housing Type: Special Needs

Geographic Area: City of Los Angeles

State Ceiling Pool: New Construction

Set Aside: N/A

Homeless Set Aside Units: 103

CDLAC Project Analyst: Erin Deblaquiere

CTCAC Project Analyst: Jacob Paixao

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	81	79%
50% AMI:	22	21%

Unit Mix

103 SRO/Studio Units
1 2-Bedroom Units
104 Total Units

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
28 SRO/Studio	20%	\$485
40 SRO/Studio	30%	\$728
13 SRO/Studio	30%	\$728
22 SRO/Studio	50%	\$1,021
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$4,149,749
Construction Costs	\$56,098,772
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$4,079,100
Soft Cost Contingency	\$550,000
Relocation	\$0
Architectural/Engineering	\$884,000
Const. Interest, Perm. Financing	\$5,787,985
Legal Fees	\$538,000
Reserves	\$1,260,918
Other Costs	\$6,247,809
Developer Fee	\$10,431,905
Commercial Costs	\$0
Total	\$90,028,238

Residential

Construction Cost Per Square Foot:	\$1,048
Per Unit Cost:	\$865,656
Estimated Hard Per Unit Cost:	\$448,683
True Cash Per Unit Cost*:	\$853,637
Bond Allocation Per Unit:	\$434,267
Bond Allocation Per Restricted Rental Unit:	\$438,483

Construction Financing

Source	Amount
U.S. Bank: Tax Exempt	\$45,163,792
LACDA ¹ : NPLH	\$10,078,000
LAHD: HHH	\$16,000,000
HHH: Deferred Interest	\$881,000
Deferred Costs	\$1,155,086
General Partner Contribution	\$7,931,905
Deferred Developer Fee	\$1,250,000
General Partner Equity	\$100
Tax Credit Equity	\$7,568,355

Permanent Financing

Source	Amount
U.S. Bank	\$10,310,000
HCD: MHP	\$6,985,455
LACDA ¹ : NPLH	\$10,078,000
LAHD: HHH	\$16,000,000
HHH: Deferred Interest	\$881,000
General Partner Contribution	\$7,931,905
General Partner Equity	\$100
Tax Credit Equity	\$37,841,778
TOTAL	\$90,028,238

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

¹Los Angeles County Development Authority

Determination of Credit Amount(s)

Requested Eligible Basis:	\$79,977,944
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$103,971,327
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$4,158,853
Approved Developer Fee (in Project Cost & Eligible Basis):	\$10,431,905
Federal Tax Credit Factor:	\$0.90991

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

Staff noted development cost of \$853,637 per unit. Applicant noted costs are due to prevailing wage requirements, construction costs associated with small build site staging, and building an 11 story high-rise. Additionally, applicant noted all units would be fully furnished.

The proposed rent does not include a utility allowance. The owner will pay for all utilities.

The project will restrict 103 (100%) of the units to serve special needs tenants, consisting of homeless individuals.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	9
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	119

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 108.815%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

Harrington Grove Apartments, located at 791 Harrington Way in Folsom on a 1.94 acre site, requested and is being recommended for a reservation of \$1,184,988 in annual federal tax credits and \$13,273,135 of tax-exempt bond cap to finance the new construction of 52 units of housing, consisting of 51 restricted rental units and 1 unrestricted manager's unit. The project will have 24 one-bedroom units, 15 two-bedroom units, and 13 three-bedroom units, serving families with rents affordable to households earning 30%-80% of area median income (AMI). The construction is expected to begin in July 2025 and be completed in September 2026. The project will be developed by West Development Ventures, LLC and will be located in Senate District 6 and Assembly District 7.

Project Number CA-24-753

Project Name Harrington Grove Apartments
Site Address: 791 Harrington Way
Folsom, CA 95630
County: Sacramento
Census Tract: 84.03

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,184,988	\$0
Recommended:	\$1,184,988	\$0

Tax-Exempt Bond Allocation
Recommended: \$13,273,135

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: West Development Ventures, LLC
Contact: Mike Kelley
Address: 520 Capitol Mall, Suite 150
Sacramento, CA 95814
Phone: (916) 834-5986
Email: mikek@westdv.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: California Municipal Finance Authority
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: Citibank, N.A.

Development Team

General Partner(s) or Principal Owner(s): West Development Ventures, LLC
 Central Valley Coalition for Affordable Housing
 Pacific West Communities, Inc.

General Partner Type: Joint Venture

Parent Company(ies): West Development Ventures, LLC
 Central Valley Coalition for Affordable Housing
 Pacific West Communities, Inc.

Developer: West Development Ventures, LLC

Investor/Consultant: Boston Financial

Management Agent: Aperto Property Management, Inc.

Project Information

Construction Type: New Construction

Total # Residential Buildings: 2

Total # of Units: 52

No. / % of Low Income Units: 51 100.00%

Average Targeted Affordability: 59.42%

Federal Set-Aside Elected: 40%/60% Average Income

Federal Subsidy: Tax-Exempt

Information

Housing Type: Large Family

Geographic Area: Capital Region

State Ceiling Pool: New Construction

Set Aside: N/A

CDLAC Project Analyst: Jake Salle

CTCAC Project Analyst: Brett Andersen

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	6	12%
50% AMI:	7	14%
60% AMI:	27	53%
80% AMI*:	11	22%

*CTCAC restricted only

Unit Mix

24 1-Bedroom Units

15 2-Bedroom Units

13 3-Bedroom Units

52 Total Units

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
3 1 Bedroom	30%	\$663
3 1 Bedroom	50%	\$1,105
13 1 Bedroom	60%	\$1,326
5 1 Bedroom	80%	\$1,769
2 2 Bedrooms	30%	\$795
2 2 Bedrooms	50%	\$1,326
7 2 Bedrooms	60%	\$1,591
3 2 Bedrooms	80%	\$2,122
1 3 Bedrooms	30%	\$919
2 3 Bedrooms	50%	\$1,532
7 3 Bedrooms	60%	\$1,839
3 3 Bedrooms	80%	\$2,452
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$1,450,000
Construction Costs	\$14,486,547
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$724,000
Soft Cost Contingency	\$200,000
Relocation	\$0
Architectural/Engineering	\$900,000
Const. Interest, Perm. Financing	\$1,655,300
Legal Fees	\$120,000
Reserves	\$283,064
Other Costs	\$2,022,943
Developer Fee	\$2,972,377
Commercial Costs	\$0
Total	\$24,814,231

Residential

Construction Cost Per Square Foot:	\$322
Per Unit Cost:	\$477,197
Estimated Hard Per Unit Cost:	\$244,374
True Cash Per Unit Cost*:	\$468,065
Bond Allocation Per Unit:	\$255,253
Bond Allocation Per Restricted Rental Unit:	\$331,828

Construction Financing

Source	Amount
Citibank: Tax-Exempt	\$13,273,135
Bonneville: Recycled Tax-Exempt	\$4,555,000
City of Folsom	\$2,700,000
Deferred Costs	\$283,064
Deferred Developer Fee	\$2,972,077
Tax Credit Equity	\$1,030,955

Permanent Financing

Source	Amount
Citibank: Tax-Exempt	\$6,775,000
Bonneville: Recycled Tax-Exempt	\$4,555,000
City of Folsom	\$2,700,000
Deferred Developer Fee	\$474,835
Tax Credit Equity	\$10,309,396
TOTAL	\$24,814,231

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	\$22,788,224
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$29,624,691
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$1,184,988
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,972,377
Federal Tax Credit Factor:	\$0.87000

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions: None.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	10
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	120

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 84.399%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

Oak View Ranch Senior Apartments, located at 24960 Adams Avenue in Murrieta on a 1.47 acre site, requested and is being recommended for a reservation of \$1,737,117 in annual federal tax credits and \$19,066,355 of tax-exempt bond cap to finance the new construction of 81 units of housing, consisting of 80 restricted rental units and 1 unrestricted manager's unit. The project will have 72 one-bedroom units, and 9 two-bedroom units, serving special needs tenants with rents affordable to households earning 30%-60% of area median income (AMI). The construction is expected to begin in June 2025 and be completed in December 2026. The project will be developed by National Community Renaissance of California and will be located in Senate District 32 and Assembly District 71.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers.

Project Number CA-24-754

Project Name Oak View Ranch Senior Apartments
Site Address: 24960 Adams Avenue
Murrieta, CA 92562
County: Riverside
Census Tract: 498.00

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,737,117	\$0
Recommended:	\$1,737,117	\$0

Tax-Exempt Bond Allocation
Recommended: \$19,066,355

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: National Community Renaissance of California
Contact: Lesley Hampton
Address: 9692 Haven Avenue, Suite 100
Rancho Cucamonga, CA 91730
Phone: 909-204-3444
Email: lhampton@nationalcore.org

Bond Financing Information
CDLAC Applicant/Bond Issuer: CSCDA
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: Bank of America, N.A.

Development Team
General Partner(s) or Principal Owner(s): NCRC Murrieta Senior MGP LLC
General Partner Type: Nonprofit
Parent Company(ies): National Community Renaissance of California
Developer: National Community Renaissance of California
Investor/Consultant: Bank of America
Management Agent: National Community Renaissance of California

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 81
 No. / % of Low Income Units: 80 100.00%
 Average Targeted Affordability: 39.99%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt / HUD Section 8 Project-based Vouchers (40 Units - 50%) / American Rescue Plan Act (ARPA)

Information

Housing Type: Special Needs
 Geographic Area: Inland Empire Region
 State Ceiling Pool: New Construction
 Set Aside: Homeless Set Aside
 Homeless Set Aside Units: 40
 CDLAC Project Analyst: Sarah Lester
 CTCAC Project Analyst: Cynthia Compton

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	40	50%
40% AMI:	20	25%
60% AMI:	20	25%

Unit Mix

72 1-Bedroom Units
9 2-Bedroom Units
<u>81 Total Units</u>

<u>Unit Type & Number</u>	<u>2024 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
35 1 Bedroom	30%	\$576
5 2 Bedrooms	30%	\$691
18 1 Bedroom	40%	\$769
2 2 Bedrooms	40%	\$922
19 1 Bedroom	60%	\$1,153
1 2 Bedrooms	60%	\$1,383
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$1,335,000
Construction Costs	\$21,989,307
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$1,094,466
Soft Cost Contingency	\$174,890
Relocation	\$0
Architectural/Engineering	\$1,375,000
Const. Interest, Perm. Financing	\$2,329,389
Legal Fees	\$90,000
Reserves	\$285,861
Other Costs	\$3,418,712
Developer Fee	\$4,357,317
Commercial Costs	\$0
Total	\$36,449,942

Residential

Construction Cost Per Square Foot:	\$289
Per Unit Cost:	\$449,999
Estimated Hard Per Unit Cost:	\$233,199
True Cash Per Unit Cost*:	\$430,799
Bond Allocation Per Unit:	\$235,387
Bond Allocation Per Restricted Rental Unit:	\$238,329

Construction Financing

Source	Amount
Bank of America: Tax-Exempt	\$19,066,355
MHA ¹ : Land	\$1,260,000
MHA ¹ : ARPA Grant	\$1,500,000
County of Riverside	\$3,227,147
Sponsor Loan: TRFF ² Grant	\$1,000,000
Fee Waiver	\$526,400
Accrued Interest	\$228,844
Deferred Costs	\$1,561,390
Developer Fee Contribution	\$2,152,202
Deferred Developer Fee	\$1,028,834
General Partner Equity	\$100
Tax Credit Equity	\$4,898,670

Permanent Financing

Source	Amount
Bank of America: Tax-Exempt	\$5,424,662
MHA ¹ : Land	\$1,260,000
MHA ¹ : ARPA Grant	\$1,500,000
County of Riverside	\$7,000,000
Sponsor Loan: TRFF ² Grant	\$1,000,000
Fee Wavier	\$526,400
Accrued Interest	\$228,844
Developer Fee Contribution	\$2,152,202
Deferred Developer Fee	\$1,028,834
General Partner Equity	\$100
Tax Credit Equity	\$16,328,900
TOTAL	\$36,449,942

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

¹Murrieta Housing Authority

²The Rauch Family Foundation

Determination of Credit Amount(s)

Requested Eligible Basis:	\$33,406,100
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$43,427,930
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$1,737,117
Approved Developer Fee (in Project Cost & Eligible Basis):	\$4,357,317
Federal Tax Credit Factor:	\$0.94000

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions: None.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	10
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	120

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 132.037%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
 CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
 Project Staff Report
 Qualified Private Activity Tax-Exempt Bond Project
 December 11, 2024**

Viscar Terrace Apartments, located at 40475 Vista Murrieta and 40600 Myers Lane in Murrieta on a 5.74 acre site, requested and is being recommended for a reservation of \$5,091,936 in annual federal tax credits and \$23,316,924 in total state tax credits and \$52,265,807 of tax-exempt bond cap to finance the new construction of 172 units of housing, consisting of 170 restricted rental units and 2 unrestricted manager's units. The project will have 78 one-bedroom units, 48 two-bedroom units, 38 three-bedroom units, and 8 four-bedroom units, serving families with rents affordable to households earning 30%-70% of area median income (AMI). The construction is expected to begin in June 2025 and be completed in June 2027. The project will be developed by Etapes Corporation and will be located in Senate District 28 and Assembly District 67.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers.

Project Number CA-24-756

Project Name Viscar Terrace Apartments
 Site Address: 40475 Vista Murrieta and 40600 Myers Lane
 Murrieta, CA 92562
 County: Riverside
 Census Tract: 432.06

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$5,091,936	\$23,316,924
Recommended:	\$5,091,936	\$23,316,924

* The applicant made an election to sell (Certificate) all or any portion of the state credits.

Tax-Exempt Bond Allocation
 Recommended: \$52,265,807

CTCAC Applicant Information
 CTCAC Applicant/CDLAC Sponsor: Viscar Terrace LP
 Applicant for State Credits: Rio Hondo Community Development Corporation
 Contact: Tung Tran
 Address: 13681 Newport Avenue, Suite 8230
 Tustin, CA 92780
 Phone: 714-330-9987
 Email: ttran@etapescorp.com

Bond Financing Information
 CDLAC Applicant/Bond Issuer: California Municipal Finance Auth.
 Bond Counsel: Orrick, Herrington & Sutcliffe LLP
 Private Placement Purchaser: Citibank, N.A.

Development Team

General Partner(s) or Principal Owner(s): Viscar Terrace LLC
 Rio Hondo Community Development Corporation
 General Partner Type: Joint Venture
 Parent Company(ies): TEREDS LLC
 Rio Hondo Community Development Corporation
 Developer: Etapes Corporation
 Investor/Consultant: U.S. Bank
 Management Agent: FPI Management, Inc.

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 5
 Total # of Units: 172
 No. / % of Low Income Units: 170 100.00%
 Average Targeted Affordability: 50.53%
 Federal Set-Aside Elected: 40%/60% Average Income
 Federal Subsidy: Tax-Exempt / HUD Section 8 Project-based Vouchers
 (68 Units - 40%)

Information

Housing Type: Large Family
 Geographic Area: Inland Empire Region
 State Ceiling Pool: New Construction
 Set Aside: Homeless Set Aside
 Homeless Set Aside Units: N/A
 CDLAC Project Analyst: Danielle Stevenson
 CTCAC Project Analyst: Nick White

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	51	30%
40% AMI:	17	10%
60% AMI:	76	45%
70% AMI*:	26	15%

*CTCAC restricted only

Unit Mix

78 1-Bedroom Units
48 2-Bedroom Units
38 3-Bedroom Units
8 4-Bedroom Units
172 Total Units

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
11 1 Bedroom	30%	\$576
18 2 Bedrooms	30%	\$691
18 3 Bedrooms	30%	\$799
4 4 Bedrooms	30%	\$891
5 1 Bedroom	40%	\$769
4 2 Bedrooms	40%	\$922
4 3 Bedrooms	40%	\$1,066
4 4 Bedrooms	40%	\$1,189
50 1 Bedroom	60%	\$1,153
18 2 Bedrooms	60%	\$1,383
8 3 Bedrooms	60%	\$1,599
12 1 Bedroom	70%	\$1,345
7 2 Bedrooms	70%	\$1,613
7 3 Bedrooms	70%	\$1,865
1 2 Bedrooms	Manager's Unit	\$0
1 3 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$4,770,471
Construction Costs	\$65,032,268
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$3,239,113
Soft Cost Contingency	\$565,697
Relocation	\$0
Architectural/Engineering	\$2,137,000
Const. Interest, Perm. Financing	\$11,493,048
Legal Fees	\$354,214
Reserves	\$1,518,843
Other Costs	\$5,459,771
Developer Fee	\$12,772,414
Commercial Costs	\$0
Total	\$107,342,841

Residential

Construction Cost Per Square Foot:	\$416
Per Unit Cost:	\$624,086
Estimated Hard Per Unit Cost:	\$329,862
True Cash Per Unit Cost*:	\$578,457
Bond Allocation Per Unit:	\$303,871
Bond Allocation Per Restricted Rental Unit:	\$362,957

Construction Financing

Source	Amount
Citibank: Tax-Exempt	\$52,265,807
Citibank: Taxable	\$31,874,193
Net Operating Income	\$837,158
Deferred Costs	\$1,599,176
Deferred Developer Fee	\$10,669,946
Tax Credit Equity	\$10,096,561

Permanent Financing

Source	Amount
Citibank: Tax-Exempt	\$30,692,888
Net Operating Income	\$837,158
Deferred Developer Fee	\$7,848,276
Solar Tax Credit Equity	\$409,500
Tax Credit Equity	\$67,555,019
TOTAL	\$107,342,841

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	\$97,921,843
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$127,298,396
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$5,091,936
Total State Credit:	\$23,316,924
Approved Developer Fee (in Project Cost & Eligible Basis):	\$12,772,414
Federal Tax Credit Factor:	\$0.91000
State Tax Credit Factor:	\$0.91000

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions:

The current legal description is part of a larger site and the project site’s parcel (legal description and APN) have not yet been finalized. The legal description and APN for CA-24-756 must be completed as part of the placed in service package.

The project has received tentative approval from the Housing Authority of the County of Riverside to use the Energy Efficient Utility Allowance schedule. The project is required to provide full approval from the Housing Authority to use these utility allowances at the placed in service submission.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	10
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	120

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 80.353%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

Tampico Motel Conversion, located at 120 South State College Boulevard and 2016 East Center Street in Anaheim on a 0.51 acre site, requested and is being recommended for a reservation of \$1,122,797 in annual federal tax credits and \$13,105,723 of tax-exempt bond cap to finance the new construction & adaptive reuse of 32 units of housing, consisting of 31 restricted rental units and 1 unrestricted manager's unit. The project will have 31 studio units, 1 one-bedroom unit, serving special needs tenants with rents affordable to households earning 30% of area median income (AMI). The rehabilitation is expected to begin in June 2025 and be completed in September 2026. The project will be developed by Jamboree Housing Corporation and will be located in Senate District 34 and Assembly District 68.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers.

Project Number CA-24-757

Project Name Tampico Motel Conversion
Site Address: 120 South State College Boulevard and 2016 East Center Street
Anaheim, CA 92806
County: Orange
Census Tract: 864.02

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,122,797	\$0
Recommended:	\$1,122,797	\$0

Tax-Exempt Bond Allocation
Recommended: \$13,105,723

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Center Housing Partners LP
Contact: Victoria Rodriguez
Address: 17701 Cowan Avenue, Suite 200
Irvine, CA 92614
Phone: 949-214-2325
Email: vrodriguez@jamboreehousing.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: Anaheim Housing Authority
Bond Counsel: Stradling, Yocca, Carlson & Rauth
Private Placement Purchaser: Banner Bank

Development Team
General Partner or Principal Owner: JHC-Center LLC
General Partner Type: For Profit
Parent Company: Jamboree Housing Corporation
Developer: Jamboree Housing Corporation
Investor/Consultant: Boston Financial
Management Agent: Quality Management Group

Project Information

Construction Type:	New Construction & Adaptive Reuse	
Total # Residential Buildings:	2	
Total # of Units:	32	
No. / % of Low Income Units:	31	100.00%
Average Targeted Affordability:	12.85%	
Federal Set-Aside Elected:	40%/60%	
Federal Subsidy:	Tax-Exempt / HUD Section 8 Project-based Vouchers (31 Units - 100%)	

Information

Housing Type:	Special Needs
Geographic Area:	Orange County
State Ceiling Pool:	New Construction
Set Aside:	N/A
CDLAC Project Analyst:	Erin Deblaquiere
CTCAC Project Analyst:	Ruben Barcelo

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	31	100%

Unit Mix

31 SRO/Studio Units
<u>1 1-Bedroom Units</u>
32 Total Units

<u>Unit Type & Number</u>	<u>2024 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
31 SRO/Studio	30%	\$355
1 1 Bedroom	Manager Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$5,120,000
Construction Costs	\$10,581,500
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$1,026,000
Soft Cost Contingency	\$579,640
Relocation	\$0
Architectural/Engineering	\$675,000
Const. Interest, Perm. Financing	\$1,698,231
Legal Fees	\$300,000
Reserves	\$852,411
Other Costs	\$2,155,308
Developer Fee	\$2,944,000
Commercial Costs	\$0
Total	\$25,932,090

Residential

Construction Cost Per Square Foot:	\$958
Per Unit Cost:	\$810,378
Estimated Hard Per Unit Cost:	\$286,375
True Cash Per Unit Cost*:	\$642,013
Bond Allocation Per Unit:	\$409,554
Bond Allocation Per Restricted Rental Unit:	\$422,765

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
Banner Bank: Tax-Exempt	\$13,105,723	Banner Bank: Tax-Exempt	\$1,951,058
Banner Bank: Taxable	\$694,277	Anaheim Housing Authority (AHA)	\$4,838,145
AHA: HHAP ¹	\$1,822,960	AHA: HHAP ¹	\$2,430,614
Orangewood Foundation	\$750,000	Orangewood Foundation	\$750,000
Seller Carryback	\$5,120,000	Seller Carryback	\$5,120,000
Deferred Costs	\$1,696,472	Deferred Developer Fee	\$267,662
Deferred Developer Fee	\$1,060,597	General Partner Equity	\$694,000
General Partner Equity	\$694,000	Tax Credit Equity	\$9,880,611
Tax Credit Equity	\$988,061	TOTAL	\$25,932,090

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

¹Homeless Housing, Assistance and Prevention

Determination of Credit Amount(s)

Requested Eligible Basis:	\$18,047,089
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	\$4,611,500
Applicable Fraction:	100.00%
Qualified Basis:	\$23,461,216
Qualified Basis (Acquisition):	\$4,611,500
Applicable Rate:	4.00%
Maximum Annual Federal Credit, Rehabilitation:	\$938,337
Maximum Annual Federal Credit, Acquisition:	\$184,460
Total Maximum Annual Federal Credit:	\$1,122,797
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,944,000
Federal Tax Credit Factor:	\$0.88000

Except as allowed for projects basing cost on assumed third party debt, the "as if vacant" land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

This project will include the adaptive reuse of an existing 34-room motel first built in the 1960s with an addition completed in the 1980s. The buildings are currently vacant. Upon completion, the project will provide 31 LIHTC units and 1 manager unit.

The project will restrict 31 (100%) of the units to serve special needs tenants consisting of transition age youth.

The proposed rent does not include a utility allowance. The owner will pay for all utilities.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	9
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	119

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 106.531%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

Locke Lofts, located at 345 North Madison Avenue in Los Angeles on a 0.8 acre site, requested and is being recommended for a reservation of \$4,123,078 in annual federal tax credits and \$50,000,000 of tax-exempt bond cap to finance the new construction of 148 units of housing, consisting of 146 restricted rental units and 2 unrestricted manager's units. The project will have 119 studio units, 18 one-bedroom units, and 11 two-bedroom units, serving tenants with rents affordable to households earning 20%-40% of area median income (AMI). The construction is expected to begin in June 2025 and be completed in June 2027. The project will be developed by Pacific West Communities, Inc. and will be located in Senate District 24 and Assembly District 53.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers. The project financing includes state funding from the Affordable Housing and Sustainable Communities (AHSC) program of HCD.

Project Number CA-24-759

Project Name Locke Lofts
Site Address: 345 North Madison Avenue
Los Angeles, CA 90004
County: Los Angeles
Census Tract: 1927.00

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$4,123,078	\$0
Recommended:	\$4,123,078	\$0

Tax-Exempt Bond Allocation
Recommended: \$50,000,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Locke Lofts Associates, a California Limited Partnership
Contact: Caleb Roope
Address: 430 East State Street, Suite 100
Eagle, ID 83616
Phone: (208) 461-0022
Email: calebr@tpchousing.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: Los Angeles Housing Department
Bond Counsel: Kutak Rock, LLP
Private Placement Purchaser: California Bank & Trust, a division of Zions Bancorporation, N.A.

Development Team

General Partner(s) or Principal Owner(s): TPC Holdings IX, LLC
 Flexible PSH Solutions, Inc.
 General Partner Type: Joint Venture
 Parent Company(ies): Pacific West Communities, Inc.
 Flexible PSH Solutions, Inc.
 Developer: Pacific West Communities, Inc.
 Investor/Consultant: Boston Financial Investment Management
 Management Agent: The John Stewart Company

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 148
 No. / % of Low Income Units: 146 100.00%
 Average Targeted Affordability: 29.18%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt / HUD Section 8 Project-based Vouchers
 (100 Units - 68%)

Information

Housing Type: Non-Targeted
 Geographic Area: City of Los Angeles
 State Ceiling Pool: New Construction
 Set Aside: Homeless Set Aside
 Homeless Set Aside Units: 100
 CDLAC Project Analyst: Anthony Wey
 CTCAC Project Analyst: Brett Andersen

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
20% AMI:	58	40%
30% AMI:	42	29%
40% AMI:	46	32%

Unit Mix

119 SRO/Studio Units
18 1-Bedroom Units
11 2-Bedroom Units
148 Total Units

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
50 SRO/Studio	20%	\$485
35 SRO/Studio	30%	\$728
34 SRO/Studio	40%	\$971
5 1 Bedroom	20%	\$520
5 1 Bedroom	30%	\$780
8 1 Bedroom	40%	\$1,040
3 2 Bedrooms	20%	\$624
2 2 Bedrooms	30%	\$936
4 2 Bedrooms	40%	\$1,248
2 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$13,055,000
Construction Costs	\$52,026,986
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$5,140,000
Soft Cost Contingency	\$800,000
Relocation	\$76,550
Architectural/Engineering	\$1,535,000
Const. Interest, Perm. Financing	\$6,966,500
Legal Fees	\$230,000
Reserves	\$1,917,715
Other Costs	\$2,677,787
Developer Fee	\$10,342,167
Commercial Costs	\$0
Total	\$94,767,705

Residential

Construction Cost Per Square Foot:	\$755
Per Unit Cost:	\$640,322
Estimated Hard Per Unit Cost:	\$299,969
True Cash Per Unit Cost*:	\$594,091
Bond Allocation Per Unit:	\$337,838
Bond Allocation Per Restricted Rental Unit:	\$342,466

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
CBT: Tax-Exempt	\$50,000,000	California Bank & Trust (CBT)	\$14,300,000
CBT: Taxable	\$23,614,784	Bonneville	\$5,000,000
Bonneville: Tax-Exempt	\$5,000,000	HCD: AHSC	\$20,000,000
Deferred Costs	\$2,347,715	LAHD: AHMP ¹	\$12,995,146
Deferred Developer Fee	\$9,342,167	Deferred Developer Fee	\$6,842,167
General Partner Equity	\$1,000,000	General Partner Equity	\$1,000,000
Tax Credit Equity	\$3,463,039	Tax Credit Equity	\$34,630,392
		TOTAL	\$94,767,705

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

¹Los Angeles Housing Department: Affordable Housing Managed Pipeline

Determination of Credit Amount(s)

Requested Eligible Basis:	\$79,289,953
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$103,076,939
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$4,123,078
Approved Developer Fee (in Project Cost & Eligible Basis):	\$10,342,167
Federal Tax Credit Factor:	\$0.83992

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

The project will restrict 100 (68%) of the units to serve special needs tenants, consisting of Homeless tenants.

The current legal description is part of a larger site and the project site’s parcel legal description and APN have not yet been finalized. The legal description and APN for CA-24-759 must be completed as part of the placed in service package.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	9
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	119

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 122.062%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

The project, 160 Freelon, located at 160 Freelon Street in San Francisco on a 0.3 acre site, requested and is being recommended for a reservation of \$4,603,977 in annual federal tax credits and \$48,900,000 of tax-exempt bond cap to finance the new construction of 85 units of housing, consisting of 84 restricted rental units and 1 unrestricted manager's unit. The project will have 15 studio units, 24 one-bedroom units, 23 two-bedroom units, and 23 three-bedroom units, serving families with rents affordable to households earning 30%-60% of area median income (AMI). The construction is expected to begin in June 2025 and be completed in April 2027. The project will be developed by Related Irvine Development Company and will be located in Senate District 11 and Assembly District 17.

The project financing includes state funding from the Affordable Housing and Sustainable Communities Affordable Housing Development (AHSC AHD) program of HCD.

Project Number CA-24-767

Project Name 160 Freelon
Site Address: 160 Freelon Street
San Francisco, CA 94107
County: San Francisco
Census Tract: 180.00

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$4,603,977	\$0
Recommended:	\$4,603,977	\$0

Tax-Exempt Bond Allocation
Recommended: \$48,900,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: 160 Freelon Housing Partners, L.P.
Contact: Ann Silverberg
Address: 44 Montgomery Street, Suite 1310
San Francisco, CA 94104
Phone: (415) 677-4009
Email: asilverberg@related.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: City and County of San Francisco
Bond Counsel: Stradling, Yocca, Carlson & Rauth
Private Placement Purchaser: Citibank, N.A.

Development Team

General Partner(s) or Principal Owner(s): Related/160 Freelon Development Co., LLC
 SFHDC 160 Freelon LLC

General Partner Type: Joint Venture

Parent Company(ies): The Related Companies of California, LLC
 San Francisco Housing Development Corporation

Developer: Related Irvine Development Company

Investor/Consultant: Raymond James Affordable Housing Investments, Inc.

Management Agent: Related Management Company

Project Information

Construction Type: New Construction

Total # Residential Buildings: 1

Total # of Units: 85

No. / % of Low Income Units: 84 100.00%

Average Targeted Affordability: 38.73%

Federal Set-Aside Elected: 40%/60%

Federal Subsidy: Tax-Exempt

Information

Housing Type: Large Family

Geographic Area: San Francisco County

State Ceiling Pool: New Construction

Set Aside: N/A

Homeless Set Aside Units: 22

CDLAC Project Analyst: Jake Salle

CTCAC Project Analyst: Ruben Barcelo

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	22	26%
40% AMI:	30	36%
50% AMI:	14	17%
60% AMI:	18	21%

Unit Mix

15 SRO/Studio Units
24 1-Bedroom Units
23 2-Bedroom Units
23 3-Bedroom Units
85 Total Units

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
12 SRO/Studio	40%	\$1,370
3 SRO/Studio	50%	\$1,713
11 1 Bedroom	30%	\$250
10 1 Bedroom	40%	\$1,469
3 1 Bedroom	50%	\$1,836
6 2 Bedrooms	30%	\$250
4 2 Bedrooms	40%	\$1,762
4 2 Bedrooms	50%	\$2,203
8 2 Bedrooms	60%	\$2,644
5 3 Bedrooms	30%	\$250
4 3 Bedrooms	40%	\$2,036
4 3 Bedrooms	50%	\$2,545
10 3 Bedrooms	60%	\$2,997
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$501
Construction Costs	\$67,737,044
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$3,372,822
Soft Cost Contingency	\$807,207
Relocation	\$0
Architectural/Engineering	\$3,565,977
Const. Interest, Perm. Financing	\$14,725,720
Legal Fees	\$470,040
Reserves	\$565,000
Other Costs	\$2,439,294
Developer Fee	\$6,777,000
Commercial Costs	\$0
Total	\$100,460,605

Residential

Construction Cost Per Square Foot:	\$1,015
Per Unit Cost:	\$1,181,889
Estimated Hard Per Unit Cost:	\$697,370
True Cash Per Unit Cost*:	\$1,172,748
Bond Allocation Per Unit:	\$575,294
Bond Allocation Per Restricted Rental Unit:	\$582,143

Construction Financing

Source	Amount
Citibank: Tax-Exempt	\$48,900,000
Citibank: Taxable	\$16,511,096
SF MOHCD ¹	\$22,577,921
SF MOHCD ¹ : Accrued Interest	\$1,776,000
Deferred Costs	\$3,565,000
Deferred Developer Fee	\$777,000
General Partner Equity	\$100
Tax Credit Equity	\$6,353,488

Permanent Financing

Source	Amount
Citibank: Tax-Exempt	\$3,973,000
HCD: AHSC	\$29,000,000
SF MOHCD ¹	\$22,577,921
SF MOHCD ¹ : Accrued Interest	\$1,776,000
Deferred Developer Fee	\$777,000
General Partner Equity	\$100
Tax Credit Equity	\$42,356,584
TOTAL	\$100,460,605

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

¹San Francisco Mayor's Office of Housing and Community Development

Determination of Credit Amount(s)

Requested Eligible Basis:	\$88,546,874
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$115,110,936
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$4,603,977
Approved Developer Fee (in Project Cost & Eligible Basis):	\$6,777,000
Federal Tax Credit Factor:	\$0.92000

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions:

Staff noted a per unit development cost of \$1,172,748. The applicant noted that the per unit cost is affected by payment of prevailing wages, installation of a vapor intrusion mitigation system, and use of Type I-B construction that requires a deep pile foundation.

The property is owned by the City and County of San Francisco and leased to the applicant.

The current legal description is part of a larger site and the project site’s legal description and APN have not yet been finalized. The legal description and APN for CA-24-767 must be completed as part of the Placed-in-Service package.

The project will restrict 22 of the units (26%) to serve special needs tenants consisting of homeless populations.

The proposed rent for the 22 special needs/homeless units does not include a utility allowance. The owner will pay for all utilities for these units.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	9
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	119

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 136.369%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

Moreland Apartments, located at 4375 Payne Avenue in San Jose on a 7.08 acre site, requested and is being recommended for a reservation of \$4,131,931 in annual federal tax credits and \$55,894,252 of tax-exempt bond cap to finance the acquisition & rehabilitation of 160 units of housing, consisting of 159 restricted rental units and 1 unrestricted manager's unit. The project has 80 one-bedroom units, and 80 two-bedroom units, serving tenants with rents affordable to households earning 30%-80% of area median income (AMI). The construction is expected to begin in January 2025 and be completed in December 2025. The project will be developed by Gung Ho - Moreland, LLC and is located in Senate District 15 and

The project is currently at-risk, but is being recommended for a reservation of tax credits that will preserve affordability for an additional 55 years. The project will be receiving rental assistance in the form of HUD Section 8 Project-based Contract.

Project Number CA-24-768

Project Name Moreland Apartments
Site Address: 4375 Payne Avenue
San Jose, CA 95117
County: Santa Clara
Census Tract: 5063.05

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$4,131,931	\$0
Recommended:	\$4,131,931	\$0

Tax-Exempt Bond Allocation
Recommended: \$55,894,252

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Reliant - Moreland, LP
Contact: Mike April
Address: 601 California Street, Suite 1150
San Francisco, CA 94108
Phone: (415) 501-9605
Email: mapril@reliantgroup.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: California Municipal Finance Authority
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: Citi Community Capital

Development Team

General Partner(s) or Principal Owner(s): Gung Ho - Moreland, LLC
 Rainbow - Moreland, LLC

General Partner Type: Joint Venture

Parent Company(ies): Gung Ho Partners, LLC
 Rainbow Housing Assistance Corporation

Developer: Gung Ho - Moreland, LLC

Investor/Consultant: R4 MACA Acquisition LP

Management Agent: Cornerstone Reliant GP FKA Reliant Property Management, Inc.

Project Information

Construction Type: Acquisition & Rehabilitation

Total # Residential Buildings: 8

Total # of Units: 160

No. / % of Low Income Units: 159 100.00%

Average Targeted Affordability: 44.22%

Federal Set-Aside Elected: 40%/60% Average Income

Federal Subsidy: Tax-Exempt / HUD Section 8 Project-based Contract (159 Units - 99%)

Information

Housing Type: At-Risk

Geographic Area: South and West Bay Region

State Ceiling Pool: Preservation

Set Aside: N/A

CDLAC Project Analyst: Erin Deblaquiere

CTCAC Project Analyst: Sopida Steinwert

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	49	31%
50% AMI:	108	68%
80% AMI*:	2	1%

*CTCAC restricted only

Unit Mix

80 1-Bedroom Units

80 2-Bedroom Units

160 Total Units

<u>Unit Type & Number</u>	<u>2024 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
55 1 Bedroom	50%	\$1,728
48 2 Bedrooms	50%	\$2,073
2 2 Bedrooms	50%	\$2,073
3 2 Bedrooms	50%	\$2,073
25 1 Bedroom	30%	\$1,037
21 2 Bedrooms	30%	\$1,244
3 2 Bedrooms	30%	\$1,244
1 2 Bedrooms	80%	\$3,318
1 2 Bedrooms	80%	\$3,318
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$73,411,883
Construction Costs	\$0
Rehabilitation Costs	\$16,995,030
Construction Hard Cost Contingency	\$1,699,503
Soft Cost Contingency	\$450,000
Relocation	\$383,460
Architectural/Engineering	\$250,000
Const. Interest, Perm. Financing	\$9,914,437
Legal Fees	\$470,681
Reserves	\$1,378,301
Other Costs	\$1,274,188
Developer Fee	\$12,485,142
Commercial Costs	\$0
Total	\$118,712,625

Residential

Construction Cost Per Square Foot:	\$137
Per Unit Cost:	\$741,954
Estimated Hard Per Unit Cost:	\$90,685
True Cash Per Unit Cost*:	\$690,166
Bond Allocation Per Unit:	\$349,339
Bond Allocation Per Restricted Rental Unit:	\$356,014

Construction Financing

<u>Source</u>	<u>Amount</u>
Citibank: Tax-Exempt	\$55,894,252
Citibank: Recycled Tax-Exempt	\$14,455,748
Net Operating Income	\$3,309,657
Deferred Developer Fee	\$10,595,091
Tax Credit Equity	\$34,457,878

Permanent Financing

<u>Source</u>	<u>Amount</u>
Citibank: Tax-Exempt	\$45,894,252
Citibank: Recycled Tax-Exempt	\$14,455,748
CMFA ¹ : Subordinate Tax-Exempt	\$10,000,000
Net Operating Income	\$3,309,657
Deferred Developer Fee	\$8,286,132
Tax Credit Equity	\$36,766,836
TOTAL	\$118,712,625

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

¹California Municipal Finance Authority

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	\$25,262,867
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	\$70,456,560
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$32,841,727
Qualified Basis (Acquisition):	\$70,456,560
Applicable Rate:	4.00%
Maximum Annual Federal Credit, Rehabilitation:	\$1,313,669
Maximum Annual Federal Credit, Acquisition:	\$2,818,262
Total Maximum Annual Federal Credit:	\$4,131,931
Approved Developer Fee (in Project Cost & Eligible Basis):	\$12,485,142
Federal Tax Credit Factor:	\$0.88982

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

Staff noted a per unit development cost of \$741,954. The applicant noted that the per unit cost is attributed to the full site renovation, contingency, construction costs, acquisition costs for ten buildings, and construction interest and holding costs.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	20
New Construction Density and Local Incentives	10	0	0
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	0
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	0
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	110

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 146.746%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

The project, 4575 Scotts Valley Apartments, located at 4575 Scotts Valley Drive in Scotts Valley on a 2.3 acre site, requested and is being recommended for a reservation of \$3,896,318 in annual federal tax credits and \$16,138,146 in total state tax credits and \$41,923,146 of tax-exempt bond cap to finance the new construction of 100 units of housing, consisting of 99 restricted rental units and 1 unrestricted manager's unit. The project will have 21 one-bedroom units, 40 two-bedroom units, and 39 three-bedroom units, serving families with rents affordable to households earning 30%-70% of area median income (AMI). The construction is expected to begin in June 2025 and be completed in March 2027. The project will be developed by CRP Affordable Housing & Community Development LLC and will be located in Senate District 17 and Assembly District 28.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers.

Project Number CA-24-771

Project Name 4575 Scotts Valley Apartments
Site Address: 4575 Scotts Valley Drive
Scotts Valley, CA 95066
County: Santa Cruz
Census Tract: 1209.02

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$3,896,318	\$16,138,146
Recommended:	\$3,896,318	\$16,138,146

* The applicant made an election to sell (Certificate) all or any portion of the state credits.

Tax-Exempt Bond Allocation
Recommended: \$41,923,146

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: 4575 Scotts Valley Apartments LP
Applicant for State Credits: PSCDC Scotts LLC
Contact: Paul Salib
Address: 122 East 42nd Street, Suite 1903
New York, CA 10168
Phone: 212-776-1914
Email: psalib@crpaffordable.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: California Housing Finance Agency
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: Citibank, N.A.

Development Team

General Partner(s) or Principal Owner(s): PSCDC Scotts LLC
 CRP 4575 Scotts Valley Apartments AGP LLC
 WB 4575 Scotts Valley Apartments AGP LLC

General Partner Type: Joint Venture

Parent Company(ies): Pacific Southwest Community Development Corporation
 CRP Affordable Housing and Community Development LLC
 Workbench

Developer: CRP Affordable Housing & Community Development LLC

Investor/Consultant: Redstone Equity Partners

Management Agent: Cambridge Real Estate Services, Inc.

Project Information

Construction Type: New Construction

Total # Residential Buildings: 3

Total # of Units: 100

No. / % of Low Income Units: 99 100.00%

Average Targeted Affordability: 53.42%

Federal Set-Aside Elected: 40%/60% Average Income

Federal Subsidy: Tax-Exempt / HUD Section 8 Project-based Vouchers
 (40 Units - 40%)

Information

Housing Type: Large Family

Geographic Area: Central Coast Region

State Ceiling Pool: Rural

Set Aside: N/A

CDLAC Project Analyst: Brandon Medina

CTCAC Project Analyst: Ruben Barcelo

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	22	22%
50% AMI:	21	21%
60% AMI:	1	1%
70% AMI*:	55	56%

*CTCAC restricted only

Unit Mix

21 1-Bedroom Units
 40 2-Bedroom Units
39 3-Bedroom Units
 100 Total Units

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
1 1 Bedroom	60%	\$1,637
10 1 Bedroom	50%	\$1,637
10 1 Bedroom	30%	\$1,018
25 2 Bedrooms	70%	\$2,639
7 2 Bedrooms	50%	\$2,037
8 2 Bedrooms	30%	\$1,222
30 3 Bedrooms	70%	\$3,028
3 3 Bedrooms	50%	\$2,354
1 3 Bedrooms	50%	\$2,354
4 3 Bedrooms	30%	\$1,412
1 3 Bedrooms	Manager Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$9,000,000
Construction Costs	\$49,158,390
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$2,500,000
Soft Cost Contingency	\$631,820
Relocation	\$0
Architectural/Engineering	\$2,000,000
Const. Interest, Perm. Financing	\$8,434,673
Legal Fees	\$325,000
Reserves	\$779,349
Other Costs	\$4,552,116
Developer Fee	\$9,773,372
Commercial Costs	\$0
Total	\$87,154,721

Residential

Construction Cost Per Square Foot:	\$473
Per Unit Cost:	\$871,547
Estimated Hard Per Unit Cost:	\$426,419
True Cash Per Unit Cost*:	\$813,056
Bond Allocation Per Unit:	\$419,231
Bond Allocation Per Restricted Rental Unit:	\$952,799

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
Citibank: Tax-Exempt	\$41,923,146	Citibank: Tax-Exempt	\$34,834,654
Citibank: Taxable	\$23,786,118	Deferred Developer Fee	\$5,849,125
Deferred Costs	\$9,827,721	Tax Credit Equity	\$46,470,942
Tax Credit Equity	\$11,617,736	TOTAL	\$87,154,721

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	\$74,929,188
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$97,407,944
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$3,896,318
Total State Credit:	\$16,138,146
Approved Developer Fee (in Project Cost & Eligible Basis):	\$9,773,372
Federal Tax Credit Factor:	\$0.81992
State Tax Credit Factor:	\$0.90000

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

Staff noted a per unit development cost of \$813,056. The applicant noted that the per unit cost is attributed to a requirement to pay prevailing wages, the escalating cost of building materials, and the special construction type required by this project.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

Standard Conditions

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	10
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	120

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 111.615%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

Casa de la Luz, located at 744-754 South Kern Avenue in Unincorporated East Los Angeles on a 0.74 acre site, requested and is being recommended for a reservation of \$3,124,556 in annual federal tax credits and \$36,749,241 of tax-exempt bond cap to finance the new construction of 95 units of housing, consisting of 93 restricted rental units and 2 unrestricted manager's units. The project will have 20 studio units, 45 one-bedroom units, and 30 two-bedroom units, serving tenants with rents affordable to households earning 30%-60% of area median income (AMI). The construction is expected to begin in May 2025 and be completed in May 2027. The project will be developed by Hollywood Community Housing Corporation and will be located in Senate District 26 and Assembly District 52.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers. The project financing includes state funding from the No Place Like Home (NPLH) and Affordable Housing and Sustainable Communities (AHSC) programs of HCD.

Project Number CA-24-774

Project Name Casa de la Luz
Site Address: 744-754 South Kern Avenue
Unincorporated East Los Angeles, CA 90022
County: Los Angeles
Census Tract: 5316.04

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$3,124,556	\$0
Recommended:	\$3,124,556	\$0

Tax-Exempt Bond Allocation
Recommended: \$36,749,241

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Casa de la Luz, L.P.
Contact: Sarah Letts
Address: 5020 Santa Monica Boulevard
Los Angeles, CA 90029
Phone: 323-454-6201
Email: sletts@hollywoodhousing.org

Bond Financing Information
CDLAC Applicant/Bond Issuer: Los Angeles County Development Authority
Bond Counsel: Kutak Rock LLP
Private Placement Purchaser: Citi Community Capital

Development Team
General Partner(s) or Principal Owner(s): HCHC Casa de la Luz GP, LLC
General Partner Type: Nonprofit
Parent Company(ies): Hollywood Community Housing Corporation
Developer: Hollywood Community Housing Corporation
Investor/Consultant: California Housing Partnership Corporation
Management Agent: Barker Management, Inc

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 95
 No. / % of Low Income Units: 93 100.00%
 Average Targeted Affordability: 46.78%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt / HUD Section 8 Project-based Vouchers (40 Units - 43%)

Information

Housing Type: Non-Targeted
 Geographic Area: Balance of Los Angeles County
 State Ceiling Pool: New Construction
 Set Aside: N/A
 Homeless Set Aside Units: 40
 CDLAC Project Analyst: Daisy Andrade
 CTCAC Project Analyst: Sopida Steinwert

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	40	43%
50% AMI:	3	3%
60% AMI:	50	54%

Unit Mix

20 SRO/Studio Units
45 1-Bedroom Units
<u>30 2-Bedroom Units</u>
95 Total Units

<u>Unit Type & Number</u>	<u>2024 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
20 SRO/Studio	30%	\$728
20 1 Bedroom	30%	\$780
25 1 Bedroom	60%	\$1,560
3 2 Bedrooms	50%	\$1,560
25 2 Bedrooms	60%	\$1,872
2 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$5,842,830
Construction Costs	\$44,823,951
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$2,254,339
Soft Cost Contingency	\$312,959
Relocation	\$1,000,000
Architectural/Engineering	\$2,050,000
Const. Interest, Perm. Financing	\$9,805,123
Legal Fees	\$220,000
Reserves	\$562,319
Other Costs	\$2,108,818
Developer Fee	\$3,500,000
Commercial Costs	\$0
Total	\$72,480,339

Residential

Construction Cost Per Square Foot:	\$545
Per Unit Cost:	\$762,951
Estimated Hard Per Unit Cost:	\$393,100
True Cash Per Unit Cost*:	\$752,425
Bond Allocation Per Unit:	\$386,834
Bond Allocation Per Restricted Rental Unit:	\$395,153

Construction Financing

Source	Amount
Citibank: Tax-Exempt	\$36,749,241
Citibank: Taxable	\$22,500,180
LACDA ¹ : NPLH	\$6,900,000
Deferred Costs	\$2,231,270
Deferred Developer Fee	\$1,000,000
General Partner Equity	\$100
Tax Credit Equity	\$3,099,548

Permanent Financing

Source	Amount
Citibank: Tax-Exempt	\$7,883,000
HCD: AHSC	\$27,063,951
LACDA ¹ : NPLH	\$7,000,000
Deferred Developer Fee	\$1,000,000
General Partner Equity	\$100
Tax Credit Equity	\$29,533,288
TOTAL	\$72,480,339

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

¹Los Angeles County Development Authority

Determination of Credit Amount(s)

Requested Eligible Basis:	\$60,087,607
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$78,113,889
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$3,124,556
Approved Developer Fee (in Project Cost & Eligible Basis):	\$3,500,000
Federal Tax Credit Factor:	\$0.94520

Except as allowed for projects basing cost on assumed third party debt, the "as if vacant" land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

Staff noted a per unit development cost of \$762,951. The applicant noted that the per unit cost is attributed to the use of more expensive materials to maximize density, the construction of a five-story building with subterranean parking, extensive environmental remediation, tenant relocation, increased utility requirements, and rising insurance costs.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	9
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	119

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 93.655%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

Cudahy Seniors, located at 4610 Santa Ana Street in Cudahy on a 1.34 acre site, requested and is being recommended for a reservation of \$5,090,331 in annual federal tax credits and \$52,300,000 of tax-exempt bond cap to finance the new construction of 140 units of housing, consisting of 138 restricted rental units and 2 unrestricted manager's units. The project will have 129 one-bedroom units, and 11 two-bedroom units, serving special needs tenants with rents affordable to households earning 30%-50% of area median income (AMI). The construction is expected to begin in June 2025 and be completed in June 2027. The project will be developed by National Community Renaissance of California and will be located in Senate District 33 and Assembly District 64.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers. The project financing includes state funding from the No Place Like Home (NPLH) and Infill Infrastructure Grant (IIG) programs of HCD.

Project Number CA-24-775

Project Name Cudahy Seniors
Site Address: 4610 Santa Ana Street
Cudahy, CA 90201

County: Los Angeles
Census Tract: 5343.01

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$5,090,331	\$0
Recommended:	\$5,090,331	\$0

Tax-Exempt Bond Allocation
Recommended: \$52,300,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Cudahy Senior Apartments LP
Contact: Kevin Chin
Address: 9692 Haven Avenue, Suite 100
Rancho Cucamonga, CA 91730

Phone: 909-969-4168
Email: kchin@nationalcore.org

Bond Financing Information
CDLAC Applicant/Bond Issuer: Los Angeles County Development Authority
Bond Counsel: Kutak Rock LLP
Private Placement Purchaser: Citi Community Capital

Development Team

General Partner(s) or Principal Owner(s):	NCRC CS GP LLC PRIMA CS GP LLC
General Partner Type:	Nonprofit
Parent Company(ies):	National Community Renaissance of California Prima Development
Developer:	National Community Renaissance of California
Investor/Consultant:	Bank of America, N.A.
Management Agent:	National Community Renaissance of California

Project Information

Construction Type:	New Construction	
Total # Residential Buildings:	1	
Total # of Units:	140	
No. / % of Low Income Units:	138	100.00%
Average Targeted Affordability:	33.99%	
Federal Set-Aside Elected:	40%/60%	
Federal Subsidy:	Tax-Exempt / HOME - American Rescue Plan (ARP) / HUD Section 8 Project-based Vouchers (69 Units - 50%) / Affordable Housing Trust Fund (AHTF)	

Information

Housing Type:	Special Needs
Geographic Area:	Balance of Los Angeles County
State Ceiling Pool:	New Construction
Set Aside:	N/A
Homeless Set Aside Units:	69
CDLAC Project Analyst:	Erin Deblaquiere
CTCAC Project Analyst:	Jacob Paixao

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	97	70%
40% AMI:	27	20%
50% AMI:	14	10%

Unit Mix

129 1-Bedroom Units
<u>11 2-Bedroom Units</u>
140 Total Units

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
68 1 Bedroom	30%	\$780
1 1 Bedroom	30%	\$780
26 1 Bedroom	30%	\$780
24 1 Bedroom	40%	\$1,040
10 1 Bedroom	50%	\$1,300
2 2 Bedrooms	30%	\$936
3 2 Bedrooms	40%	\$1,248
4 2 Bedrooms	50%	\$1,560
2 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$1,398,865
Construction Costs	\$71,399,804
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$3,638,994
Soft Cost Contingency	\$100,000
Relocation	\$0
Architectural/Engineering	\$2,224,032
Const. Interest, Perm. Financing	\$6,641,278
Legal Fees	\$250,000
Reserves	\$785,000
Other Costs	\$3,879,454
Developer Fee	\$11,418,396
Commercial Costs	\$0
Total	\$101,735,823

Residential

Construction Cost Per Square Foot:	\$886
Per Unit Cost:	\$726,684
Estimated Hard Per Unit Cost:	\$437,196
True Cash Per Unit Cost*:	\$708,827
Bond Allocation Per Unit:	\$373,571
Bond Allocation Per Restricted Rental Unit:	\$378,986

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
Citibank: Tax-Exempt	\$52,300,000	Citibank: Tax-Exempt	\$13,161,000
LACDA ¹ : HOME-ARP	\$3,000,000	LACDA ¹ : HOME-ARP	\$3,000,000
HCD: IIG	\$6,700,000	HCD: IIG	\$6,700,000
LACDA ¹ : AHTF	\$5,000,000	LACDA ¹ : AHTF	\$5,000,000
LACDA ¹ : NPLH	\$3,240,000	LACDA ¹ : NPLH	\$3,240,000
LACDA ¹ : 4th DCP ²	\$10,000,000	LACDA ¹ : 4th DCP ²	\$10,000,000
City of Cudahy	\$1,500,000	City of Cudahy	\$1,500,000
FHLB: AHP ³	\$1,000,000	FHLB: AHP ³	\$1,000,000
Deferred Costs	\$1,222,000	Deferred Developer Fee	\$1,367,314
Deferred Developer Fee	\$2,500,000	General Partner Equity	\$8,918,396
General Partner Equity	\$8,918,396	Tax Credit Equity	\$47,849,113
Tax Credit Equity	\$6,355,427	TOTAL	\$101,735,823

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

¹Los Angeles County Development Authority

²District Community Program

³Federal Home Loan Bank of San Francisco: Affordable Housing Program

Determination of Credit Amount(s)

Requested Eligible Basis:	\$97,918,643
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$127,294,235
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$5,090,331
Approved Developer Fee (in Project Cost & Eligible Basis):	\$11,418,396
Federal Tax Credit Factor:	\$0.94000

Except as allowed for projects basing cost on assumed third party debt, the "as if vacant" land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

Staff noted a per unit development cost of \$708,827. The applicant noted the cost per unit is due to increased costs related to construction, and prevailing wage requirements. Additionally, the applicant noted the projects unique site conditions that require a health protective mitigation plan to address liquefaction and soil vapor issues.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	9
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	119

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 116.792%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

San Joaquin Senior, San Joaquin Apartments and California Apartments, located at 21900, 22150 and 22200 West California Avenue in San Joaquin on a 8.17 acre site, requested and is being recommended for a reservation of \$727,456 in annual federal tax credits and \$2,043,644 in total state tax credits and \$10,000,000 of tax-exempt bond cap to finance the acquisition & rehabilitation of 100 units of housing, consisting of 99 restricted rental units and 1 unrestricted manager's unit. The project has 27 one-bedroom units, 40 two-bedroom units, 25 three-bedroom units, and 8 four-bedroom units, serving families with rents affordable to households earning 30%-60% of area median income (AMI). The construction is expected to begin in March 2025 and be completed in December 2025. The project will be developed by Community Preservation Partners and is located in Senate District 14 and Assembly District 27.

San Joaquin Senior, San Joaquin Apartments and California Apartments is a re-syndication of three existing Low Income Housing Tax Credit (LIHTC) projects: San Joaquin Senior Apartments (CA-90-111), San Joaquin Apartments (CA-90-112), and California Apartments (CA-93-003). See Resyndication and Resyndication Transfer Event below for additional information. The project will be receiving rental assistance in the form of USDA RHS 521 Rental Assistance.

Project Number CA-24-785

Project Name San Joaquin Senior, San Joaquin Apartments and California Apartments
Site Address: 21900, 22150 and 22200 West California Avenue
San Joaquin, CA 93660
County: Fresno
Census Tract: 82.00

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$727,456	\$2,043,644
Recommended:	\$727,456	\$2,043,644

* The applicant made an election not to sell (Certificate) any portion of the state credits.

Tax-Exempt Bond Allocation
Recommended: \$10,000,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: SJ3 Investment Group, LP
Contact: Edward Mackay
Address: 531 Mill Road
Auburn, CA 95603
Phone: 530.888.7097
Email: beneficialhousing@gmail.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: CMFA
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Public Sale: Credit Enhanced
Underwriter: Stifel, Nicolaus & Company
Credit Enhancement Provider: Moody's Investors Service

Development Team

General Partner(s) or Principal Owner(s): Edward Mackay Enterprises, LLC
 The Beneficial Housing Foundation
 General Partner Type: Joint Venture
 Parent Company(ies): SJ3 Investment Group, LLC
 WNC & Associates, Inc.
 Developer: Community Preservation Partners
 Investor/Consultant: WNC
 Management Agent: AWI Management Corporation

Project Information

Construction Type: Acquisition & Rehabilitation
 Total # Residential Buildings: 23
 Total # of Units: 100
 No. / % of Low Income Units: 99 100.00%
 Average Targeted Affordability: 53.93%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt / USDA RHS 521 (97 Units - 98%) / USDA RD 515

Information

Housing Type: Large Family
 Geographic Area: Central Valley Region
 State Ceiling Pool: Other Rehabilitation
 Set Aside: N/A
 CDLAC Project Analyst: Anthony Wey
 CTCAC Project Analyst: Chris Saenz

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	20	20%
60% AMI:	79	80%

Unit Mix

27 1-Bedroom Units
40 2-Bedroom Units
25 3-Bedroom Units
8 4-Bedroom Units
100 Total Units

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
4 1 Bedroom	30%	\$495
15 1 Bedroom	60%	\$990
1 2 Bedrooms	60%	\$1,158
1 1 Bedroom	30%	\$495
3 1 Bedroom	60%	\$990
4 2 Bedrooms	30%	\$594
14 2 Bedrooms	60%	\$1,158
2 3 Bedrooms	30%	\$685
10 3 Bedrooms	60%	\$1,371
1 4 Bedrooms	30%	\$765
2 4 Bedrooms	60%	\$1,530
1 4 Bedrooms	60%	\$1,530
1 1 Bedroom	30%	\$495
3 1 Bedroom	60%	\$990
3 2 Bedrooms	30%	\$594
18 2 Bedrooms	60%	\$1,158
3 3 Bedrooms	30%	\$685
9 3 Bedrooms	60%	\$1,371
1 4 Bedrooms	30%	\$765
3 4 Bedrooms	60%	\$1,530
1 3 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$3,316,411
Construction Costs	\$0
Rehabilitation Costs	\$9,300,000
Construction Hard Cost Contingency	\$928,000
Soft Cost Contingency	\$150,000
Relocation	\$450,000
Architectural/Engineering	\$407,000
Const. Interest, Perm. Financing	\$3,048,102
Legal Fees	\$150,000
Reserves	\$804,000
Other Costs	\$901,608
Developer Fee	\$2,167,910
Commercial Costs	\$0
Total	\$21,623,031

Residential

Construction Cost Per Square Foot:	\$108
Per Unit Cost:	\$216,230
Estimated Hard Per Unit Cost:	\$80,000
True Cash Per Unit Cost*:	\$212,521
Bond Allocation Per Unit:	\$100,000
Bond Allocation Per Restricted Rental Unit:	\$101,010

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
Bonneville: Tax-Exempt	\$10,000,000	Bonneville: Tax-Exempt	\$8,939,000
USDA RD 515 Assumption	\$3,266,411	USDA RD 515 Assumption	\$3,266,411
Acquired Reserves	\$1,080,361	Acquired Reserves	\$1,080,361
Net Operating Income	\$206,890	Net Operating Income	\$206,890
Deferred Developer Fee	\$1,517,537	Deferred Developer Fee	\$370,951
Tax Credit Equity	\$5,551,833	Tax Credit Equity	\$7,759,418
		TOTAL	\$21,623,031

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	\$15,720,348
130% High Cost Adjustment:	No
Requested Eligible Basis (Acquisition):	\$2,466,042
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$15,720,348
Qualified Basis (Acquisition):	\$2,466,042
Applicable Rate:	4.00%
Maximum Annual Federal Credit, Rehabilitation:	\$628,814
Maximum Annual Federal Credit, Acquisition:	\$98,642
Total Maximum Annual Federal Credit:	\$727,456
Total State Credit:	\$2,043,644
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,167,910
Federal Tax Credit Factor:	\$0.87000
State Tax Credit Factor:	\$0.70000

Except as allowed for projects basing cost on assumed third party debt, the "as if vacant" land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

This project has senior housing in combination with non-senior housing. The applicant has provided a third-party legal opinion stating that the project complies with fair housing law, per CTCAC Regulation Section 10322(h)(34).

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event

Prior to closing, the applicant or its assignee shall obtain CTCAC's consent to assign and assume the existing Regulatory Agreements: CA-90-111, CA-93-003, and CA-90-112. To be eligible for a new award of tax credits, the owner must provide documentation with the Form 8609 request (the placed in service submission) that the acquisition date and the placed in service date both occurred after the existing federal 15 year compliance period was completed. For resyndications that were originally rehabilitation and acquisition, the resyndication acquisition date cannot occur before the last rehabilitation credit year of the original credit period.

As required by the IRS, the newly resyndicated project will continue to use the originally assigned Building Identification Numbers (BINs).

The newly resyndicated project shall continue to meet the rents and income targeting levels in the existing regulatory agreements and any deeper targeting levels in the new regulatory agreements for the duration of the new regulatory agreements. Existing households determined to be income-qualified for purposes of IRC §42 credit during the 15-year compliance period are concurrently income-qualified households for purposes of the extended use agreement. As a result, any household determined to be income qualified at the time of move-in under the existing regulatory agreements (CA-90-111, CA-93-003, and CA-90-112) is a qualified low-income household for the subsequent allocation (existing household eligibility is "grandfathered").

The project is a resyndication where the existing regulatory agreements require service amenities. The project shall provide a similar or greater level of services for a period of at least 15 years under the new regulatory agreement. The project is deemed to have met this requirement based on CTCAC staff's review of the commitment in the application. The services documented in the placed in service package will be reviewed by CTCAC staff for compliance with this requirement at the time of the placed in service submission.

The project is a re-syndication occurring concurrently with a Transfer Event without distribution of Net Project Equity, and thus is waived from setting aside a Short Term Work Capitalized Replacement Reserve that is otherwise required.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	20
New Construction Density and Local Incentives	10	0	0
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	0
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	0
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	110

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 221.970%

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

Lake Isabella Senior Apartments I & II, located at 2701 Eskine Creek Road in Lake Isabella on a 2.95 acre site, requested and is being recommended for a reservation of \$716,565 in annual federal tax credits and \$7,750,000 of tax-exempt bond cap to finance the acquisition & rehabilitation of 86 units of housing, consisting of 85 restricted rental units and 1 unrestricted manager's unit. The project has 84 one-bedroom units, and 2 two-bedroom units, serving seniors with rents affordable to households earning 30%-60% of area median income (AMI). The construction is expected to begin in March 2025 and be completed in December 2025. The project will be developed by Community Preservation Partners and is located in Senate District 12 and Assembly District 32.

Lake Isabella Senior Apartments I & II is a re-syndication of two existing Low Income Housing Tax Credit (LIHTC) projects, Lake Isabella Senior Apartments (CA-1990-109) and Lake Isabella Senior II Apartments (CA-1994-093). See Resyndication and Resyndication Transfer Event below for additional information. The project will be receiving rental assistance in the form of USDA RHS 521 Rental Assistance.

Project Number CA-24-787

Project Name Lake Isabella Senior Apartments I & II

Site Address: 2701 Eskine Creek Road
Lake Isabella, CA 93240

County: Kern

Census Tract: 52.05

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$716,565	\$0
Recommended:	\$716,565	\$0

Tax-Exempt Bond Allocation

Recommended: \$7,750,000

CTCAC Applicant Information

CTCAC Applicant/CDLAC Sponsor: Lake Isabella Investment Group, LP

Contact: Edward Mackay

Address: 531 Mill Road
Auburn, CA 95603

Phone: 530.888.7097

Email: beneficialhousing@gmail.com

Bond Financing Information

CDLAC Applicant/Bond Issuer: CMFA

Bond Counsel: Orrick, Herrington & Sutcliffe LLP

Public Sale: Credit Enhanced

Underwriter: Stifel, Nicolaus & Company, Incorporated

Credit Enhancement Provider: Bonneville Mortgage Company

Development Team

General Partner(s) or Principal Owner(s): Edward Mackay Enterprises, LLC
 The Beneficial Housing Foundation
 General Partner Type: Joint Venture
 Parent Company(ies): Edward Mackay Enterprises, LLC
 The Beneficial Housing Foundation
 Developer: Community Preservation Partners
 Investor/Consultant: WNC
 Management Agent: AWI Management Corporation

Project Information

Construction Type: Acquisition & Rehabilitation
 Total # Residential Buildings: 22
 Total # of Units: 86
 No. / % of Low Income Units: 85 100.00%
 Average Targeted Affordability: 53.60%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt / USDA Section 515

Information

Housing Type: Seniors
 Geographic Area: Central Valley Region
 State Ceiling Pool: Other Rehabilitation
 Set Aside: N/A
 CDLAC Project Analyst: Amit Sarang
 CTCAC Project Analyst: Jacob Paixao

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	17	20%
60% AMI:	68	80%

Unit Mix

84 1-Bedroom Units
<u>2 2-Bedroom Units</u>
86 Total Units

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
9 1 Bedroom	30%	\$495
36 1 Bedroom	60%	\$990
8 1 Bedroom	30%	\$495
31 1 Bedroom	60%	\$990
1 2 Bedrooms	60%	\$1,184
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$3,155,217
Construction Costs	\$0
Rehabilitation Costs	\$6,546,170
Construction Hard Cost Contingency	\$650,117
Soft Cost Contingency	\$150,000
Relocation	\$358,000
Architectural/Engineering	\$339,500
Const. Interest, Perm. Financing	\$1,975,054
Legal Fees	\$150,000
Reserves	\$602,400
Other Costs	\$789,702
Developer Fee	\$1,631,622
Commercial Costs	\$0
Total	\$16,347,782

Residential

Construction Cost Per Square Foot:	\$114
Per Unit Cost:	\$190,090
Estimated Hard Per Unit Cost:	\$65,407
True Cash Per Unit Cost*:	\$188,670
Bond Allocation Per Unit:	\$90,116
Bond Allocation Per Restricted Rental Unit:	\$91,176

Construction Financing

Source	Amount
Bonneville: Tax-Exempt	\$7,750,000
USDA RD 515	\$3,105,217
Existing Reserves	\$544,499
Net Operating Income	\$183,773
Deferred Developer Fee	\$1,292,135
Tax Credit Equity	\$3,472,158

Permanent Financing

Source	Amount
Bonneville: Tax-Exempt	\$6,158,000
USDA RD 515	\$3,105,217
Existing Reserves	\$544,499
Net Operating Income	\$183,773
Deferred Developer Fee	\$122,177
Tax Credit Equity	\$6,234,116
TOTAL	\$16,347,782

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	\$11,360,998
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	\$3,144,820
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$14,769,297
Qualified Basis (Acquisition):	\$3,144,820
Applicable Rate:	4.00%
Maximum Annual Federal Credit, Rehabilitation:	\$590,772
Maximum Annual Federal Credit, Acquisition:	\$125,793
Total Maximum Annual Federal Credit:	\$716,565
Approved Developer Fee (in Project Cost & Eligible Basis):	\$1,631,622
Federal Tax Credit Factor:	\$0.87000

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions: None.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event

As required by the IRS, the newly resyndicated project will continue to use the originally assigned Building Identification Numbers (BINs).

The newly resyndicated project shall continue to meet the rents and income targeting levels in the existing regulatory agreement and any deeper targeting levels in the new regulatory agreement for the duration of the new regulatory agreement. Existing households determined to be income-qualified for purposes of IRC §42 credit during the 15-year compliance period are concurrently income-qualified households for purposes of the extended use agreement. As a result, any household determined to be income qualified at the time of move-in under the existing regulatory agreements (CA-1990-109) and (CA-1994-93) is a qualified low-income household for the subsequent allocation (existing household eligibility is “grandfathered”).

The project is a re-syndication occurring concurrently with a Transfer Event without distribution of Net Project Equity, and thus is waived from setting aside a Short Term Work Capitalized Replacement Reserve that is otherwise required.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	20
New Construction Density and Local Incentives	10	0	0
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	0
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	0
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	110

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 176.872%



AGENDA ITEM 7

**Resolution No. 24-007, Adoption of
Regular Rulemaking for Amendments
to the California Debt Limit Allocation
Committee Regulations (Cal. Code
Regs., tit. 4, § 5000 et seq.) (Gov. Code,
§ 8869.94.)**

THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
December 11, 2024

**Adoption of Regular Rulemaking for Amendments to the
California Debt Limit Allocation Committee Regulations**
(Cal. Code Regs., tit. 4 §§ 5000 – 5259)
(Agenda Item No. 7)

ACTION:

Approve the adoption of regular rulemaking for amendments to the California Debt Limit Allocation Committee (CDLAC) Regulations (Cal. Code of Regs., tit. 4, § 5000 et seq.) to make changes necessary for the administration of the state volume ceiling.

DISCUSSION:

Pursuant to Government Code (GC) Section 8869.94, the Committee may adopt, amend, or repeal regulations to administer the state ceiling, as defined in GC section 8869.82. To ensure meaningful impact on the affordable housing shortage in California, CDLAC staff is proposing amendments to the CDLAC regulations to continue refining the Qualified Residential Rental Project Program competitive application process, as discussed during CDLAC public meetings. Consistent with the requirements of GC section 8869.94, CDLAC provided a notice of proposed action to the public at least 21 days before the close of the public comment period, held a public hearing before the close of the public comment period, and prepared a final statement of reasons with the final proposed regulation text.

List of regulations to be modified:

Title 4, Section 5000. Definitions
Title 4, Section 5010. Determination of State Ceiling, Competitiveness, and Minimum Points
Title 4, Section 5020. Determination of State Ceiling Pools
Title 4, Section 5030. Announcement of Application Deadlines
Title 4, Section 5031. Eligible Applicants
Title 4, Section 5035. Preliminary Recommendations
Title 4, Section 5036. Appeals to Preliminary Recommendations
Title 4, Section 5037. Final Recommendations
Title 4, Section 5038. Appeals to Final Recommendations
Title 4, Section 5052. Forfeiture of Performance Deposit
Title 4, Section 5054. Filing Fees
Title 4, Section 5101. Extensions to Expiration Dates
Title 4, Section 5120. Transfer Requirements
Title 4, Section 5146. Disqualification
Title 4, Section 5170. Definitions
Title 4, Section 5220. Regulatory Compliance
Title 4, Section 5230. Evaluation Criteria
Title 4, Section 5231. Ranking
Title 4, Section 5232. Competitive Application Process Maximum Allocation Amount
Title 4, Section 5233. Allocation Limits

The proposed changes are located in the final statement of reasons and the edited copy of the regulations posted on CDLAC's website.

RECOMMENDATION:

Staff recommends the Committee approve the adoption of regular rulemaking for amendments to the CDLAC Regulations.

RESOLUTION NO. 24-007
December 11, 2024

RESOLUTION OF THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
ADOPTION OF REGULAR RULEMAKING FOR AMENDMENTS TO THE CALIFORNIA DEBT LIMIT
ALLOCATION COMMITTEE REGULATIONS

WHEREAS, the California Debt Limit Allocation Committee (“CDLAC”) is authorized to implement the volume limit for the state on private activity bonds established pursuant to federal law, annually determine a state ceiling on the aggregate amount of private activity bonds that may be issued, and allocate that aggregate amount among state and local agencies (Gov. Code, § 8869.81 et seq.); and

WHEREAS, CDLAC is authorized to adopt, amend and repeal rules and regulations to administer the state volume ceiling established pursuant to federal law (Gov. Code, § 8869.94 et seq.); and

WHEREAS, CDLAC has identified certain programmatic changes necessary to administer the state volume ceiling; and

WHEREAS, CDLAC has provided a notice of proposed action to the public at least 21 days before the close of the public comment period and held a public hearing before the close of the public comment period, as required pursuant to Government Code section 8869.94; and

WHEREAS, regulations take effect immediately upon adoption by CDLAC. (Gov. Code, § 8869.94.)

NOW, THEREFORE, BE IT RESOLVED by the California Debt Limit Allocation Committee as follows:

Section 1. The regular rulemaking for amendments to California Code of Regulations, title 4, § 5000 et seq., as listed in Exhibit A, are adopted and take effect immediately.

Section 2. This Resolution shall take effect immediately upon its adoption.

CERTIFICATION

I, Marina Wiant, Interim Executive Director of the California Debt Limit Allocation Committee, hereby certify that the above is a full, true, and correct copy of the Resolution adopted at a meeting of the Committee held in the Paul Bonderson Building, 901 P Street, Room 102, Sacramento, California 95814, on December 11, 2024, at 9:00 am. with the following votes recorded:

AYES:

NOES:

ABSTENTIONS:

ABSENCES:

Marina Wiant, Interim Executive Director
Date: December 11, 2024



CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE

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MEMBERS

FIONA MA, CPA, CHAIR
State Treasurer

GAVIN NEWSOM
Governor

MALIA M. COHEN
State Controller

INTERIM EXECUTIVE DIRECTOR
MARINA WIANT

DATE: December 5, 2024

TO: California Debt Limit Allocation Committee Stakeholders

FROM: Marina Wiant, Interim Executive Director

RE: Final Proposed Regulation Changes and Response to Comments

On October 29, 2024, the California Debt Limit Allocation Committee (“CDLAC”) released proposed regulation changes for a regular rulemaking for the California Debt Limit Allocation Committee Program and opened the 21-day public comment period.

CDLAC staff subsequently held an in-person and virtual public hearing in Sacramento on November 12, 2024.

CDLAC accepted written comments on the initial proposed regulation changes through Tuesday, November 19, 2024. Numerous individuals, organizations, and groups formally commented on the proposed regulation changes in both oral and written form. CDLAC staff reviewed all comments received and finalized the recommendations for consideration and adoption to be presented to the Committee on Wednesday, December 11, 2024.

This memo includes the final proposed regulation changes, the initial statement of reasons, a brief summary of the comments received, staff’s responses to comments, including explanations to any proposed revisions to the initially proposed changes, and the final proposed changes. CDLAC staff also received comments on regulation changes outside the scope of this regular rulemaking and will consider those comments for a future possible regulation change package. Those additional comments outside the scope of this regular rulemaking are not included in the document.

**List of Proposed Regulation Changes, Comments Received, and
Responses to Comments
December 5, 2024**

1. Section 5000. Definitions

The proposed change adds a definition for “Fiscal Agent” because of the changes made under Section 5130, which refers to the requirement that all projects receiving a bond allocation are required to have a Fiscal Agent or trustee.

Initial Proposed Changes:

In addition to the definitions set forth in Government Code section 8869.82 and unless otherwise required by the context, the following terms as used in this division are defined as follows:

[...]

“Fiscal Agent” means a trust company, a national banking association or state banking corporation with the authority to accept trusts, that performs various administrative and trustee duties in connection with bond, note and other debt issuances, including, without limitation, the maintenance and management of funds and accounts, payments, redemptions, investment of moneys, related tax matters, and other related administrative duties.

[...]

Comments received: Staff received no comments.

Responses to comments: N/A.

Final proposed changes: No updates to the proposed changes.

2. Section 5010. Announcement of Application Deadlines, Determination of State Ceiling, Competitiveness, and Minimum Points.

The proposed changes add the “Announcement of Application Deadlines” to the title and moves information about dates and deadlines for submitting Applications for each Allocation Round from Section 5030 to Section 5010.

Initial Proposed Changes:

(a) The Committee shall, As soon as practicable, give notice of deadlines to submit Applications for each Allocation Round, and after the beginning of each calendar year, and before any Applications are considered, the Committee shall determine and

announce the State Ceiling and the portion of the State Ceiling that will be available for each of the State Ceiling Pools as set forth in article 3 of this chapter.

(b) [...]

Comments received: Staff received two comments regarding timing for noticing deadlines to submit applications for each Allocation Round. One comment requested to have the set application schedule ideally one year, but at the very least 6-months, in advance. The other comment appreciated the flexibility and moves projects along faster, especially when the timing of the rounds are coordinated with HCD awards and encouraged holding the third round two months after HCD awards. The commenter also stated regardless of the number of rounds, the Committee should make the decision on how to distribute the state credits across those rounds well in advance of the first one. The recommendation was the Committee publish a draft calendar and decide how to distribute the upcoming year's state credits by the December meeting of the preceding year, allowing developers to better plan for the upcoming year.

Responses to comments: CDLAC will take these comments into consideration when application deadlines are announced.

Final proposed changes: No updates to the proposed changes.

3. Section 5020. Determination of State Ceiling Pools.

The proposed changes under 5020(a)(1)(A) change the number of units designated for homeless households from at least 25% of the tax credit units to the greater of 15 units or 25% of the tax credit units. "California" was added under 5020(a)(1)(B)(i) to the Department of Housing and Community Development and unnecessary language was removed. Sections 5020(a)(2) through 5020(a)(6) were edited to remove redundancies, as the same language was repeated with the only difference being the type of pool.

Initial Proposed Changes:

As soon as practicable after the beginning of each calendar year, and before any Applications are considered, the Committee shall:

(a) [...]

(1) [...]

(A) Subsequent to the determination made pursuant to paragraph (1) of this subdivision, determine and announce whether a portion of the New Construction Pool, expressed as a dollar amount and as a percentage of the Qualified Residential Rental Project Pool shall be reserved in a Homeless Set Aside to be

available for allocation to New Construction Projects in which at least the greater of 15 units or 25% of the tax credit units are designated for homeless households as defined in Section ~~10315(b)(1)-(4)~~ 10302((kk)) of the CTCAC regulations at affordable rents consistent with Section 10325(g)(3) of the CTCAC regulations, and determine what amount, if any, shall be available in each Allocation Round.

(B) [...]

(i) an award of funding from the California Department of Housing and Community Development (HCD). ~~For purposes of this Set Aside, an award of funding from HCD shall include awards made directly by the department pursuant to including~~ from the Multifamily Housing Program, the Affordable Housing and Sustainable Communities Program, the Transit Oriented Development Program, the Joe Serna Jr. Farmworker Housing Grant Program, the No Place Like Home Program, Housing for a Healthy California and the Veterans Housing and Homelessness Prevention Program. The income restrictions shall be at least as restrictive as those for which the applicant received an award from HCD. Awards made directly by the department do not include Alternative County Process awards.

(ii) [...]

(C) [...]

(2) Subsequent to the determination made pursuant to subdivision (a) of this section, determine and announce whether a portion of the Qualified Residential Rental Project Pool, expressed as a dollar amount and as a percentage ~~(not to exceed ten percent 40%)~~ of the Qualified Residential Rental Project Pool, shall be reserved in a specific pool to be available for allocation to specified projects ~~Rural Project Pool to be available for allocation to Rural Projects~~ and determine what amount, if any, shall be available in each Allocation Round- as follows:

(A) Rural Project Pool to be available for allocation to Rural Projects, not to exceed ten percent (10%) of the total QRRP Pool.

(B) Preservation Pool to be available for allocation to Preservation Projects

(C) Other Rehabilitation Pool to be available for allocation to Other Rehabilitation Projects

(D) BIPOC Pool to be available for allocation to BIPOC Projects

(E) Supplemental Allocation Pool to be available for allocation to Supplemental Allocation Requests

~~(3) Subsequent to the determination made pursuant to subdivision (a) of this section, determine and announce whether a portion of the Qualified Residential Rental Project Pool, expressed as a dollar amount and as a percentage of the Qualified Residential Rental Project Pool shall be reserved in a Preservation Pool to be available for allocation to Preservation Projects and determine what amount, if any, shall be available in each Allocation Round.~~

~~(4) Subsequent to the determination made pursuant to subdivision (a) of this section, determine and announce whether a portion of the Qualified Residential Rental Project Pool, expressed as a dollar amount and as a percentage of the Qualified Residential Rental Project Pool shall be reserved in an Other Rehabilitation Pool to be available for allocation to Other Rehabilitation Projects and determine what amount, if any, shall be available in each Allocation Round.~~

~~(5) Subsequent to the determination made pursuant to subdivision (a) of this section, determine and announce whether a portion of the Qualified Residential Rental Project Pool, expressed as a dollar amount and as a percentage of the Qualified Residential Rental Project Pool shall be reserved in a BIPOC Pool to be available for allocation to BIPOC Projects and determine what amount, if any, shall be available in each Allocation Round.~~

~~(6) Subsequent to the determination made pursuant to subdivision (a) of this section, determine and announce whether a portion of the Qualified Residential Rental Project Pool, expressed as a dollar amount and as a percentage of the Qualified Residential Rental Project Pool shall be reserved in a Supplemental Allocation Pool to be available for allocation to Supplemental Allocation requests and determine what amount, if any, shall be available that year.~~

Comments received: Staff received 5 comments regarding the changes to section 5020. One commenter recommended to add Excess Sites Local Government Grant Programs under item (i) of the ELI/VLI qualifiers and allow Executive Order N-06-19 sites to apply in the set-aside as a new subsection. There was one comment supporting the greater of 15 unit or 25% of the tax credit units to compete in the Homeless Set-Aside. One commenter asked where the 15 unit minimum came from. Another commenter stated the 15 unit minimum will add unnecessary financial stress on Homeless Set-Aside applications with less than 60 units. And there was a comment stating continued support of a 10% Rural Pool.

Responses to comments: These are technical changes and the change to the units designated for homeless households is for consistency with CTCAC. The comments received will be considered in future regulation changes.

Final proposed changes: No updates to the proposed changes.

4. Article 4. Application ~~Schedule and Procedures~~

Section 5030. Announcement of Application Deadlines. [Repealed]

The proposed changes eliminate this section because the application deadline information was moved to Section 5010 and Section 5010 states information regarding the determination and announcement of either an Open or Competitive Application Process.

Initial Proposed Changes:

~~Pursuant to article 2 of this chapter, the Committee shall as soon as practical, after the start of the calendar year, give notice of the dates and deadlines to submit Applications for each Allocation Round and whether the Applications will be evaluated pursuant to an Open Application Process or a Competitive Application Process~~

~~NOTE: Authority cited: Section 8869.94, Government Code. Reference: Section 8869.84, Government Code.~~

Comments received: Staff received no comments.

Responses to comments: N/A.

Final proposed changes: No updates to the proposed changes.

5. Section 5031. Eligible Applicants

The proposed changes add “bond” to allocation, to align with other reference to bond allocation throughout the CDLAC regulations. “For QRRP Applicants” was removed, as this section applies to all applicants and “all Applicants” is stated in the first sentence of this section. The reference to specific dates was removed, as those dates have past and are no longer applicable. “Applicant” was added to policies, for clarity. Information was added regarding the requirement for projects receiving a bond allocation to have a Fiscal Agent or trustee and the role of the Fiscal Agent or trustee to facilitate in the reporting of the Annual Debt Transparency Reports.

Initial proposed changes:

(a) [...]

(c) To be eligible to receive CDLAC bond allocation, all Applicants must submit written Bond Issuance and Post Issuance Compliance Policies for each State Ceiling Pool they request. ~~For QRRP Applicants, These policies must be reviewed by counsel~~

having expertise with the federal and state laws pertaining to the issuance or conversion and post-closing compliance of private activity conduit bonds for consistency with applicable federal and state laws. Such review will be documented via a letter from the respective counsel indicating the review has occurred. Additionally, for all Applicants, the policies must be accompanied by a resolution signed by the appropriate governing body formally adopting the policies. If the governing body has delegated approval authority on such matters to the organization's Executive Director, Housing Director or Finance Director, approval by the delegated individuals will suffice. To the extent contractors will be providing services on behalf of an Applicant, the policies should clarify the relationship between the contractor and the Applicant and what, if any, rights the contractor has to income and obligations generated from the issuance activity. CDLAC will review these policies to ensure the legal review has occurred, appropriate approval documentation is in place and for consistency with the CDLAC regulations. CDLAC will document their formal approval. ~~This requirement will apply immediately to all Applicants who have not received allocation from CDLAC since January of 2013 and for new Applicants. Applicants having received an allocation of bonds from CDLAC after January 2013 will have until December 31st of 2017 to complete and submit policies to CDLAC. If an Applicant has not utilized CDLAC's programs but has a 2017 project pending, a one year waiver to this regulation may be requested. To fulfill this requirement, approval of the policies must be documented in a resolution dated no earlier than 2006.~~ All Applicant policies must be reviewed and re-approved at least every 10 years thereafter.

All projects receiving a bond allocation are required to have a Fiscal Agent or trustee. One of the roles of the Fiscal Agent/trustee is to facilitate in the reporting of the Annual Debt Transparency Reports (ADTR) to the California Debt and Investment Advisory Commission.

Comments received: Staff received 9 comments opposing requiring applicants to have a fiscal agent or trustee. Commenters stated the requirement would increase project costs and delay projects' ability to fund draws, impacting construction timelines and related completion milestones. There was 1 comment recommending CDLAC share the specific issues it aims to address with the Annual Debt Transparency Reports (ADTR) and engage with the developer community to explore alternative strategies for resolving these challenges.

Responses to comments: Submission of an ADTR is required pursuant to Government Code Section 8855(k). The final proposed changes clarify the duty of the Fiscal Agent or trustee to facilitate in this reporting.

Final proposed changes:

(a) [...]

(c) To be eligible to receive CDLAC bond allocation, all Applicants must submit written Bond Issuance and Post Issuance Compliance Policies for each State Ceiling Pool they request. ~~For QRRP Applicants, These policies must be reviewed by counsel having expertise with the federal and state laws pertaining to the issuance or conversion and post-closing compliance of private activity conduit bonds for consistency with applicable federal and state laws. Such review will be documented via a letter from the respective counsel indicating the review has occurred. Additionally, for all Applicants, the policies must be accompanied by a resolution signed by the appropriate governing body formally adopting the policies. If the governing body has delegated approval authority on such matters to the organization's Executive Director, Housing Director or Finance Director, approval by the delegated individuals will suffice. To the extent contractors will be providing services on behalf of an Applicant, the policies should clarify the relationship between the contractor and the Applicant and what, if any, rights the contractor has to income and obligations generated from the issuance activity. CDLAC will review these policies to ensure the legal review has occurred, appropriate approval documentation is in place and for consistency with the CDLAC regulations. CDLAC will document their formal approval. This requirement will apply immediately to all Applicants who have not received allocation from CDLAC since January of 2013 and for new Applicants. Applicants having received an allocation of bonds from CDLAC after January 2013 will have until December 31st of 2017 to complete and submit policies to CDLAC. If an Applicant has not utilized CDLAC's programs but has a 2017 project pending, a one year waiver to this regulation may be requested. To fulfill this requirement, approval of the policies must be documented in a resolution dated no earlier than 2006. All Applicant policies must be reviewed and re-approved at least every 10 years thereafter.~~

All projects receiving a bond allocation are required to have a Fiscal Agent or trustee to facilitate in the reporting of the Annual Debt Transparency Reports (ADTR) to the California Debt and Investment Advisory Commission.

NOTE: Authority cited: Section 8869.94, Government Code. Reference: Sections 8855(k), 8869.84(f), 8869.84(g), 8869.85(a), 8869.85(b), 8869.88 and 8869.89, Government Code.

6. Section 5035. ~~Preliminary Recommendations~~ List.

The proposed changes eliminate having a required number of days of when the preliminary list needs to be posted before an award of allocation and moved the appeal language under the Appeals section.

Initial proposed changes:

(a) ~~At least twenty five (25) calendar days p~~Prior to any meeting at which the Committee is to award Allocations, the Executive Director shall publish a preliminary list of Applicants for which the Executive Director expects to

recommend an Allocation (and the amount of those Allocations). During competitive rounds, the following procedures shall be followed for the Qualified Residential Rental Program:

(1) [...]

(2) Projects will be evaluated and ranked based on information submitted in the application. Only applications that are substantially complete and self-score high enough to receive an Allocation shall be reviewed. Prior to publishing the preliminary recommendation list on the Committee's website, Applicants and developers/sponsors shall be notified of their preliminary score and the reasons for any modifications from the Applicant's Self-Scoring Worksheet. That notice, or a subsequent notice, may also contain completeness and/or feasibility defects determined during the application evaluation. Notices shall only be sent for projects that self-score high enough to receive an Allocation. ~~Applicants shall have five (5) calendar days to appeal such notice. Appeals shall be addressed to the Executive Director in writing. The Executive Director shall have ten (10) calendar days to issue a final determination. If an Applicant is unsatisfied with the final determination, the Applicant may appeal to the Committee.~~

Comments received: Staff received 14 comments opposing removing the 25-day timeframe for posting a preliminary recommendations list. Comments included challenges with meeting readiness and needing as much time as possible to prepare for closings and begin engaging investors.

Responses to comments: Staff updated the changes to keep the 25-day timeframe for posting the preliminary list.

Final proposed changes:

(a) At least twenty-five (25) calendar days prior to any meeting at which the Committee is to award Allocations, the Executive Director shall publish a preliminary list of Applicants for which the Executive Director expects to recommend an Allocation (and the amount of those Allocations). During competitive rounds, the following procedures shall be followed for the Qualified Residential Rental Program:

(1) [...]

(2) Projects will be evaluated and ranked based on information submitted in the application. Only applications that are substantially complete and self-score high enough to receive an Allocation shall be reviewed. Prior to publishing the preliminary recommendation list on the Committee's website, Applicants and developers/sponsors shall be notified of their preliminary score and the reasons for

any modifications from the Applicant's Self-Scoring Worksheet. That notice, or a subsequent notice, may also contain completeness and/or feasibility defects determined during the application evaluation. Notices shall only be sent for projects that self-score high enough to receive an Allocation. ~~Applicants shall have five (5) calendar days to appeal such notice. Appeals shall be addressed to the Executive Director in writing. The Executive Director shall have ten (10) calendar days to issue a final determination. If an Applicant is unsatisfied with the final determination, the Applicant may appeal to the Committee.~~

7. Section 5036. Appeals to Preliminary Recommendations.

The proposed changes add language similar to CTCAC regarding appeals to have a consistent process between CDLAC and CTCAC and deleted the previous language. The appeal process now refers to appealing the staff's point letter or disqualification letter instead of the preliminary list.

Initial proposed changes:

(a) An applicant shall not appeal the Committee staff evaluation of another applicant's application.

(b) Procedure for application appeals. An appeal related to an application must be submitted in writing and received by CDLAC staff no later than five (5) calendar days following the transmittal date of the staff's point or disqualification letter. The appeal shall identify the applicant's grounds for the appeal and be based upon previously submitted application materials.

Staff will respond in writing to the appeal letter within five (5) calendar days after receipt of the appeal letter. If the applicant wishes to appeal the staff response, the applicant may appeal in writing to the Executive Director no later than five (5) calendar days following the transmittal date of the staff response letter. The Executive Director will respond in writing within ten (10) calendar days after receipt of the appeal letter. If the applicant wishes to appeal the Executive Director's decision, a final appeal may be submitted to the Committee no more than five (5) calendar days following the transmittal date of the Executive Director's letter. An appeal to the Committee must be accompanied by a five hundred dollar (\$500) non-refundable fee payment payable to CDLAC. No Committee appeals will be addressed without this payment. The appeal review shall be based upon the existing documentation submitted by the applicant when the application was filed. Any appeal or response due on a weekend or holiday shall be deemed to be due on the following business day.

~~Any Applicant who wishes to appeal the published preliminary recommendation or ranking as prescribed in section 5035 may file an appeal within five (5) business days of the date on which the preliminary list is posted. The appeal shall set forth in reasonable detail the factual basis for the appeal. New or additional information beyond that provided in the original Application shall not be provided or considered in connection with the appeal. All appeals shall be made in writing and delivered to the Executive Director. The Executive Director shall present the appeal to the Committee at the meeting for which Allocations are awarded, prior to the Allocation approval process. An Applicant may only appeal the recommendation or ranking of its own Application(s).~~

Comments received: Staff received 8 comments supporting changes to align with CTCAC regulations. Commenters added the recommended changes do not fully align with CTCAC's procedures regarding the information allowed to be considered in an application appeal and ability to appeal fines and negative points.

Responses to comments: Staff updated changes to align with CTCAC regulations.

Final proposed changes:

(a) An applicant shall not appeal the Committee staff evaluation of another applicant's application. An appeal may only be filed under the following circumstances: (1) determination of the application point score; (2) disqualification from participation in the program; (3) disqualification of an incomplete application; (4) negative points assigned by the Executive Director under Section 10325(c)(2); and (5) A fine imposed under Section 10337(f).

(b)(1) Procedure for application appeals. An appeal related to an application must be submitted in writing and received by CDLAC staff no later than five (5) calendar days following the transmittal date of the staff's point or disqualification letter. The appeal shall identify the applicant's grounds for the appeal and be based upon previously submitted application materials.

Staff will respond in writing to the appeal letter within five (5) calendar days after receipt of the appeal letter. If the applicant wishes to appeal the staff response, the applicant may appeal in writing to the Executive Director no later than five (5) calendar days following the transmittal date of the staff response letter. The Executive Director will respond in writing within ten (10) calendar days after receipt of the appeal letter. If the applicant wishes to appeal the Executive Director's decision, a final appeal may be submitted to the Committee no more than five (5) calendar days following the transmittal date of the Executive Director's letter. An appeal to the Committee must be accompanied by a five hundred dollar (\$500) non-refundable fee payment payable to CDLAC. No Committee appeals will be addressed without this payment. The appeal review shall be based upon the

existing documentation submitted by the applicant when the application was filed. Any appeal or response due on a weekend or holiday shall be deemed to be due on the following business day.

(2) Procedure for negative point or fine appeals. An appeal related to negative points or a fine must be submitted in writing and received by the Executive Director no later than fourteen (14) calendar days following the transmittal of a negative point or fine letter, unless the Executive Director grants an extension which shall not exceed fourteen (14) additional days. The appeal shall identify specifically the appellant's ground for the appeal. The Executive Director will respond in writing no more than ten (10) calendar days after receipt of the appeal, unless the appellant requests an extension to accommodate a meeting with the Executive Director. If the appellant wishes to appeal the Executive Director's decision, a final appeal may be submitted to the Committee no more than seven (7) calendar days following the date of receipt of the Executive Director's letter. An appeal to the Committee must be accompanied by a five hundred dollar (\$500) non-refundable fee payment payable to CDLAC. No Committee appeals will be addressed without this payment.

~~Any Applicant who wishes to appeal the published preliminary recommendation or ranking as prescribed in section 5035 may file an appeal within five (5) business days of the date on which the preliminary list is posted. The appeal shall set forth in reasonable detail the factual basis for the appeal. New or additional information beyond that provided in the original Application shall not be provided or considered in connection with the appeal. All appeals shall be made in writing and delivered to the Executive Director. The Executive Director shall present the appeal to the Committee at the meeting for which Allocations are awarded, prior to the Allocation approval process. An Applicant may only appeal the recommendation or ranking of its own Application(s).~~

8. Section 5037. Final Recommendations. [Repealed]

The proposed changes delete this section because the appeal process information is under the Appeals section.

Initial proposed changes:

~~(a) At least ten (10) calendar days before the Committee meeting for which Allocations will be awarded, the final list of Applicants for which Allocations will be recommended (and the amounts of those Allocations) will be posted. During competitive rounds, the list will be in ranked order. This list will reflect changes, if any, in ranking resulting from the appeals as provided in section 5035. The list shall be posted on the Committee's website as provided in section 5140.~~

~~NOTE: Authority cited: Section 8869.94, Government Code. Reference: Section 8869.84(c), Government Code.~~

Comments received: Staff received no comments.

Responses to comments: N/A.

Final proposed changes: No updates to the proposed changes.

9. Section 5038. Appeals to Final Recommendations. [Repealed]

The proposed changes delete this section because the appeal process information is under the Appeals section.

Initial proposed changes:

~~Any Applicant who timely appealed the preliminary determination and is dissatisfied with the final recommendation in connection with the Application or received no preliminary recommendation, may present its case to the Committee at the Allocation meeting at which the Application is considered, provided that the Applicant gives notice, in writing, of its intention to do so at least five (5) business days prior to the Allocation meeting. An Applicant's written notification must be delivered to the Committee, no later than 5:00 p.m. (Pacific Time) on the last day specified for providing notice.~~

~~NOTE: Authority cited: Section 8869.94, Government Code. Reference: Section 8869.84(c), Government Code.~~

Comments received: Staff received no comments.

Responses to comments: N/A.

Final proposed changes: No updates to the proposed changes.

10. Section 5052. Forfeiture of Performance Deposit.

The proposed changes remove the reference to the timing of the allocation and adds references to the sections where the performance deposit would not be forfeited. The proposed changes also clarify that extension requests would be due at least 15 days prior to a Committee meeting and changed "Qualified Residential Rental Projects" to "QRRP".

Initial proposed changes:

(a) ~~For Projects receiving an allocation award on or after March 16, 2016, Except as provided in Section 5101(b) and subdivision (e), expiration date extensions and extension of the expiration date for QRRP Qualified Residential Rental Bonds granted pursuant to Sections 5101 or 5132 shall~~ will result in forfeiture of the Project's performance deposit to the extent that the performance deposit has not previously been forfeited.

(b) [...]

(e) An Applicant may request waiver of a performance deposit forfeiture at the time it makes the extension request by submitting a written request to the Executive Director ~~within 30 days of the date of the Committee's Forfeiture Fee Invoice, at least 15 business days prior to any regularly scheduled Committee meeting.~~ The Committee shall grant a forfeiture extension upon a showing that the request aligns with an extended allocation and waiver upon showing the circumstances prompting the forfeiture were unforeseen and entirely beyond the control of the Project's sponsor and development team. The granting of a waiver pursuant to this subsection will not preclude performance deposit forfeiture for subsequent extensions of the expiration date for ~~QRRP Qualified Residential Rental Bonds~~ granted pursuant to Sections 5101 or 5132.

Comments received: Staff received no comments.

Responses to comments: N/A.

Final proposed changes: No updates to the proposed changes.

11. Section 5054. Filing Fees.

The proposed changes remove “The portion of the filing fee shall not be refundable under any circumstances but shall be credited against the total filing fee.” “Non-refundable” was added, due to the deletion of this sentence. The change also removes the reference to the initial filing fee being credited against the second installment of the filing fee. This change was made to reflect that the initial filing fee is a non-fundable application fee.

Initial proposed changes:

Each Applicant shall submit a filing fee in an amount equal to the product of the amount of Allocation actually used to issue Bonds, or Mortgage Credit Certificates multiplied by .00035. The payment of the fee shall be in two installments as follows:

(a) Initial non-refundable filing fee in the amount of \$1,200 shall accompany the filing of an Application to cover the Committee's costs associated with reviewing

Applications. ~~This portion of the filing fee shall not be refundable under any circumstances but shall be credited against the total filing fee.~~

(b) Initial non-refundable filing fee for supplemental awards in the amount of \$600 shall accompany the filing of an Application to cover the Committee's reasonable costs associated with reviewing Applications. ~~This portion of the filing fee shall not be refundable under any circumstances but shall be credited against the total filing fee.~~

(c) [...]

(d) Second installment of Filing Fee. The second installment of the filing fee shall be due within thirty (30) days after Bond issuance or issuance of the first Mortgage Credit Certificate. The Committee shall issue an invoice in conjunction with the Committee Resolution transferring the Allocation to the Applicant. The amount of the second installment of the filing fee is the product of the amount of Allocation used to issue Bonds or convert to Bond to Mortgage Credit Certificate authority multiplied by .00035, ~~less the fee paid pursuant to subdivision (a) of this section.~~

(e) [...]

Comments received: Staff received one comment stating the redundant reference in (d) to the multiplier coupled with the deletion of “less the fee paid pursuant to subdivision (a) of this section” seems to mean that the total filing fee is now .00035 of the bond allocation plus the initial filing fees when that does not seem to be the intent.

Responses to comments: The fee structure is as intended.

Final proposed changes: No updates to the proposed changes.

12. Section 5101. Extensions to Expiration Dates.

The proposed changes add clarification on the extensions and related performance deposit waiver.

Initial proposed changes:

(a) Except as provided in Section 5132, t~~h~~e Executive Director may grant an extension of up to ninety (90) days for all allocations upon demonstration that the circumstances necessitating the extension were entirely outside the Project Sponsor’s control.

(b) Any extension granted by the Executive Director under subdivision (a) shall constitute a waiver of performance deposit forfeiture under Section 5052, as applicable.

(c) A project Sponsor may appeal any extension denial under this provision by submitting a written appeal to the Committee within five (5) calendar days following the transmittal date of the Executive Director's decision letter. The appeal shall be heard at the next regularly scheduled Committee meeting for which the appeal can be properly noticed.

(d) ~~The Committee may grant a~~Any additional extensions requests beyond the extension granted under subdivision (a). ~~must be granted by the Committee. Extension requests must demonstrate that the circumstances were entirely outside the control of the owner.~~

Comments received: Staff received 1 comment supporting the change and 1 comment stating if a project is granted an extension due to delays entirely outside the Project Sponsor's control, the Sponsor should have to waive the performance deposit.

Responses to comments: No further changes to this section.

Final proposed changes: No updates to the proposed changes.

13. Section 5120. Transfer Requirements.

This change was made so that an issuer awarded current year allocation for a project, could instead utilized carryforward, assigned to another project that will not utilize the carryforward, to use carryforward as quickly as possible.

Initial proposed changes:

a) Except for the reversion of unused Allocation pursuant to section 5106, Allocations are not transferable unless expressly authorized in writing by the Committee. The Committee may permit transfers of Allocation as follows:

(1) The Committee may permit transfers of carryforward Allocations to the highest scoring Application on a waiting list or, if a waiting list does not exist, the highest scoring Project in queue in a current Allocation Round, or to a project in a previous Allocation Round for which current year allocation was awarded, to utilize remaining or unused carryforward Allocation.

(2) [...]

(b) [...]

Comments received: Staff received no comments.

Responses to comments: N/A.

Final proposed changes: No updates to the proposed changes.

14. Section 5146. Disqualification.

The proposed changes clarify any misrepresentations made during the prequalification process will result in disqualification from the BIPOC pool or allocation. Also reference to the California Code of Regulations was added. In 2024, the California Civil Rights Department (CRD) finalized rules requiring state agencies to make reasonable cause referrals to CRD and take remedial action when recipients of state support violate California's prohibition on unlawful discrimination and denial of full and equal access. CRD's regulations also permit CDLAC to take permissive remedial action to overcome the effects of discrimination. The proposed amendment clarifies CDLAC's obligation to make referrals and take remedial action, or permissive action, under CRD's regulations.

Initial proposed changes:

The Committee may disqualify an Application for a portion of the Pool if any of the following have been documented about the Project Issuer, Project Sponsor or any entity that is a Related Party of the Project Sponsor:

(a) [...]

(c) Providing false or misleading information in connection with an Application or a prequalification request under Section 5231(d); or

(d) Information that leads the Committee to reasonably and in good faith conclude that an allocation would be inimical to, or incompatible with, the purposes of these regulations, the laws regulating the allocation of the State Ceiling on Qualified Private Activity Bonds, ~~or~~ the obligation on the Committee to affirmatively further fair housing pursuant to Government Code section 8899.50(b)(1), or the obligation on the Committee to impose remedial actions under sections 14052 and 14053 of title 2 of the California Code of Regulations. In determining whether an Application is compatible with the Committee's responsibility to affirmatively further fair housing, the Committee shall consider whether the Applicant, Project Issuer, or Project Sponsor has a documented history of violating state or federal fair housing laws.

Note: Authority cited: Section 8869.94, Government Code. Reference: Sections 8869.84(c), 8869.85(a), 8869.85(b) and 8869.86(c), 8899.50, Government Code,

Sections 14052 and 14053 of title 2 of the California Code of Regulations.

Comments received: Staff received 5 comments supporting the proposed changes.

Responses to comments: N/A.

Final proposed changes: No updates to the proposed changes.

15. Section 5170. Definitions.

The proposed changes add information regarding the need for BIPOC Projects to be prequalified under Section 5231(d). The changes also allow emerging BIPOC developers to compete in the BIPOC Pool while partnering with an experienced nonprofit general partner. The welfare tax exemption is a critical component of affordable housing development. Finding a nonprofit partner qualified to facilitate the exemption without full experience points is increasingly difficult creating a barrier to entry for emerging developers. Allowing this partnership with restrictions on the experienced nonprofits ownership and rights to profits will reduce this barrier.

The definition for Community Revitalization Area was revised to add additional efforts. The Community Revitalization Plan was revised to include a that a letter demonstrating community revitalization efforts can also come from the plan's lead agency. The definition of CTCAC/HCD Opportunity Area Map was revised to exclude projects located in map areas designated as "Missing/Insufficient Data" or similar designation to align with CTCAC's methodology for reviewing opportunity areas.

A definition for Neighborhood Change Map was added as this term is now used in Section 5231. Changes were made to the Preservation Project definition, including deleting "of" from a previous regulation change and expanding the eligibility criteria to include HCD's Portfolio Reinvestment Program projects and SRO properties converting to individual bathrooms and cooking facilities. This would put these types of projects into a larger pool where they would be more competitive.

Initial proposed changes:

In addition to the definitions set forth in Government Code section 8869.82 and unless otherwise required by the context, the following terms as used in this chapter are defined as follows:

[...]

"BIPOC Project" means a Qualified Residential Rental Project for which the sponsor is a BIPOC Entity. A BIPOC Project may be a New Construction Project, Rural

Project, Preservation Project, or Other Rehabilitation Project. The partnership agreement of a BIPOC Project must allocate at least 51% developer fee, cash flow, and net sale proceeds to the BIPOC Entity and provide the BIPOC Entity an option to purchase the development. A BIPOC Project does not include a project for which any principal, partner, affiliate, parent organization, or member of the sponsor entity is eligible to receive maximum General Partner Experience points pursuant to Section 10325(c)(1)(A) of the CTCAC regulations unless (a) those points are awarded to a principal of the BIPOC Entity who no longer is employed by the developer of, or has an ownership interest in, the project(s) which form the basis of the experience points, or (b) those points are awarded to a nonprofit managing general partner that is (1) eligible under 501(c)(3) of the Internal Revenue Code and (2) not receiving more than 10% of the economic interests of the Project, which include developer fee, cash flow, and net sale proceeds while utilizing the emerging BIPOC Entity to qualify for General Partner experience points pursuant to Section 10325(c)(1)(A) of the CTCAC regulations. All BIPOC Projects shall be prequalified under Section 5231(d).

[...]

“Community Revitalization Area” means one of the following areas for which a comprehensive Community Revitalization Plan has been adopted and efforts specific to that plan have occurred: 1) a Distressed Community; 2) a Federal Opportunity Zone, Choice Neighborhood, Promise Neighborhoods, Office of the Justice Programs Community Based Violence Intervention and Prevention Program, USDA Rural Community Development Initiative Grant, or HUD-approved Neighborhood Revitalization Strategy Area; or 3) a Disadvantaged Community as identified by the California Environmental Protection Agency's CalEnviroScreen map.

“Community Revitalization Plan” means a plan for contributing to concerted community revitalization efforts as demonstrated by a letter from a local government official or the plan's lead agency. The letter shall explain how the proposed project will contribute to the community's planned revitalization and include, but is not limited to, a description of the following community engagement, investment, and other revitalization efforts:

1. Community enhancement services in the area, including, but not limited to, job training and after-school enrichment programs.
2. Funds, not including funds for the proposed project, that have been expended in the past five (5) years or are being expended or committed to be expended to improve the community infrastructure, including, but not limited to, parks, storm water systems, sewer systems, and streets.

3. Projects, not including the proposed project, that have been completed within the past five (5) years or are underway or committed to be completed that contribute to community revitalization, including, but not limited to, retail, office, and housing projects.

“CTCAC/HCD Opportunity Area Map” shall have the same meaning as in Section 10302(ccc) of the CTCAC regulations. An applicant may choose to utilize the census tract or census block group resource designation, as applicable, from the CTCAC/HCD Opportunity Maps in effect when the initial site control was obtained up to seven calendar years prior to the application. ~~Projects located in map areas designated as “Missing/Insufficient Data” or similar designation shall be considered to be in the resource area that most frequently surrounds the perimeter of the Project’s map area.~~

[...]

“Neighborhood Change Map” means the Final 2024 Neighborhood Change Map, and any subsequent updates, developed by HCD to identify neighborhoods that have undergone rapid racial/ethnic change and economic change, which present a risk of exacerbating challenges to Affirmatively Furthering Fair Housing.

[...]

“Preservation Project” means a QRRP Project applying for an allocation of tax-exempt bonds that is not a New Construction project and meets at least one of the following: (1) has a pre-1999 HCD loan that is being restructured pursuant to Health and Safety Code section 50560 ~~of~~ (AB 1699 projects); (2) is a replacement or rehabilitation project approved by HUD pursuant to a Section 18 or Section 22 Demolition/Disposition authorization; (3) is an At-Risk project that is not subject to a regulatory agreement imposing a rent restriction with a remaining term that is greater than five years from the year in which the application is filed that restricts income and rents on the residential units to an average no greater than 60% of the area median income; ~~or~~ (4) is a project being rehabilitated under the HUD Rental Assistance Demonstration (RAD) Program; (5) has received an award from HCD’s Portfolio Reinvestment Program; or (6) is an SRO housing type as defined in Section 10325(g) of the CTCAC regulations and the rehabilitation will add a bathroom and complete kitchen to each unit.

Comments received: Staff received various comments requesting clarification on items. 1 commenter asked if we would allow for grandfathering of missing/insufficient neighborhood map data within the 7-year lookback for projects using this assumption to score their site.

Comments regarding changes to BIPOC topics included asking if the BIPOC pre-qualification be valid for a period of time or need to happen every round. One commenter suggested language to clarify who would earn general partner experience points in a BIPOC joint venture with an experienced nonprofit. 2 commenters suggested increasing the nonprofit share to 49% of the economics interest. 1 commenter suggested only state certified BIPOC entities are allowed in the BIPOC Pool, qualifying on their own merits, and not with any partnership arrangement. 3 commenters supported the BIPOC pre-qualification process.

7 commenters support the addition the Neighborhood Change Map. There were suggestions to allow applicants to choose the Neighborhood Change Map designation from the year of application or from the year initial site control was obtained, up to seven calendar years from the application due date.

10 commenters support of the changes to the Preservation Project definition. There was a suggestion to consider reallocating a portion of bonds from the supplemental bond pool, which has been historically undersubscribed, to adequately fund the Preservation Pool now that the definition and the universe of projects has been expanded. There was also a suggestion to score the SRO rehabilitation at 20 points along with the HCD Portfolio Reinvestment Program. A commenter stated there are many existing properties that don't currently meet the Preservation Project definition but are in desperate need of recapitalization to address major building system(s) failure. Delay in addressing the physical needs will result in higher cost for repair later, and could put some properties in physical jeopardy. They suggest that CDLAC use the age of the property (perhaps over 30 years old), as well as the previously approved preservation definition: (5), a project that meets all of the following: (a) the project (or projects, if more than one) is not currently encumbered with an existing CDLAC (via bond issuer), CTCAC, or other affordability regulatory agreement, with the exception of a regulatory agreement associated with a HUD Project-Based Section 8 or USDA Rental Assistance contract; as a path forward for these aging properties in order to preserve the affordable asset.

Regarding the Community Revitalization Area changes, 4 commenters stated they not believe that Office of the Justice Programs Community Based Violence Intervention and Prevention Program awards, USDA Rural Community Development Initiative Grants, HUD-approved Neighborhood Revitalization Strategy Areas (NRSAs), or federal Opportunity Zones provide adequate resources or are broad-based enough to qualify as comprehensive community revitalization.

Responses to comments: Projects located in map areas designated as "Missing/Insufficient Data" or similar designation with site control prior to December 11, 2024, shall be considered to be in the resource area that most frequently surrounds the

perimeter of the Project's map area. Updates to the Community Revitalization Area definition are removed. The BIPOC Project definition is updated to clarify qualifying for General Partner experience points.

Final proposed changes:

In addition to the definitions set forth in Government Code section 8869.82 and unless otherwise required by the context, the following terms as used in this chapter are defined as follows:

[...]

“BIPOC Project” means a Qualified Residential Rental Project for which the sponsor is a BIPOC Entity. A BIPOC Project may be a New Construction Project, Rural Project, Preservation Project, or Other Rehabilitation Project. The partnership agreement of a BIPOC Project must allocate at least 51% developer fee, cash flow, and net sale proceeds to the BIPOC Entity and provide the BIPOC Entity an option to purchase the development. A BIPOC Project does not include a project for which any principal, partner, affiliate, parent organization, or member of the sponsor entity is eligible to receive maximum General Partner Experience points pursuant to Section 10325(c)(1)(A) of the CTCAC regulations unless (a) those points are awarded to a principal of the BIPOC Entity who no longer is employed by the developer of, or has an ownership interest in, the project(s) which form the basis of the experience points, or (b) those points are awarded to a nonprofit managing general partner that is (1) eligible under 501(c)(3) of the Internal Revenue Code and (2) not receiving more than 10% of the economic interests of the Project, which include developer fee, cash flow, and net sale proceeds and (3) the BIPOC Entity qualifies for General Partner experience points pursuant to Section 5230(f)(1)(C). All BIPOC Projects shall be prequalified under Section 5231(d).

[...]

“Community Revitalization Area” means one of the following areas for which a comprehensive Community Revitalization Plan has been adopted and efforts specific to that plan have occurred: 1) a Distressed Community; 2) a Federal Opportunity Zone, Choice Neighborhood, or 3) a Disadvantaged Community as identified by the California Environmental Protection Agency's CalEnviroScreen map.

“Community Revitalization Plan” means a plan for contributing to concerted community revitalization efforts as demonstrated by a letter from a local government official or the plan's lead agency. The letter shall explain how the proposed project will contribute to the community's planned revitalization and

include, but is not limited to, a description of the following community engagement, investment, and other revitalization efforts:

1. Community enhancement services in the area, including, but not limited to, job training and after-school enrichment programs.
2. Funds, not including funds for the proposed project, that have been expended in the past five (5) years or are being expended or committed to be expended to improve the community infrastructure, including, but not limited to, parks, storm water systems, sewer systems, and streets.
3. Projects, not including the proposed project, that have been completed within the past five (5) years or are underway or committed to be completed that contribute to community revitalization, including, but not limited to, retail, office, and housing projects.

“CTCAC/HCD Opportunity Area Map” shall have the same meaning as in Section 10302(ccc) of the CTCAC regulations. An applicant may choose to utilize the census tract or census block group resource designation, as applicable, from the CTCAC/HCD Opportunity Maps in effect when the initial site control was obtained up to seven calendar years prior to the application. Projects located in map areas designated as “Missing/Insufficient Data” or similar designation with site control prior to December 11, 2024, shall be considered to be in the resource area that most frequently surrounds the perimeter of the Project’s map area.

[...]

“Neighborhood Change Map” means the Final 2024 Neighborhood Change Map, and any subsequent updates, developed by HCD to identify neighborhoods that have undergone rapid racial/ethnic change and economic change, which present a risk of exacerbating challenges to Affirmatively Furthering Fair Housing.

[...]

“Preservation Project” means a QRRP Project applying for an allocation of tax-exempt bonds that is not a New Construction project and meets at least one of the following: (1) has a pre-1999 HCD loan that is being restructured pursuant to Health and Safety Code section 50560 of (AB 1699 projects); (2) is a replacement or rehabilitation project approved by HUD pursuant to a Section 18 or Section 22 Demolition/Disposition authorization; (3) is an At-Risk project that is not subject to a regulatory agreement imposing a rent restriction with a remaining term that is greater than five years from the year in which the application is filed that restricts income and rents on the residential units to an average no greater than 60% of the

area median income; or (4) is a project being rehabilitated under the HUD Rental Assistance Demonstration (RAD) Program; (5) has received an award from HCD's Portfolio Reinvestment Program; or (6) is an SRO housing type as defined in Section 10325(g) of the CTCAC regulations and the rehabilitation will add a bathroom and complete kitchen to each unit.

16. Section 5220. Regulatory Compliance

The proposed change makes Trustee lower-case, as it is not a defined term.

Initial proposed changes:

(a) All QRRP allocation recipients are required to execute a Bond Regulatory Agreement (the "Regulatory Agreement"), as a condition to the Committee's making an allocation, which will be recorded against the property for which the allocation is used, and will reflect all commitments outlined in exhibit A of the Committee's resolution. For projects submitted to CDLAC after December 31, 2016, the Regulatory Agreement shall terminate prior to the end of the CDLAC Resolution affordability term only in the event of (i) involuntary noncompliance with the provisions of the Regulatory Agreement caused by fire or other casualty, seizure, requisition, change in a federal law or an action of a federal agency after the bond issuance which prevents the Issuer, Fiscal Agent and/or the Trustee (as applicable) from enforcing such provisions, or (ii) foreclosure, exercise of power of sale, and/or transfer of title by deed in lieu of foreclosure in connection with a deed of trust directly or indirectly securing the repayment of Standard Permanent Bonds, or repayment of a non-Bond related obligation that provides permanent project financing and meets the requirements of section 5193 or condemnation or a similar event, but only if, in the case of the events described in either clause (i) or (ii) above, the bonds are redeemed within a reasonable period or the proceeds for the event are used to provide a project that meets the requirement of the Regulatory Agreement.

(b) [...]

Comments received: Staff received no comments.

Responses to comments: N/A.

Final proposed changes: No updates to the proposed changes.

17. Section 5230. Evaluation Criteria.

The proposed changes add Preservation Projects that receive an award of HCD's Portfolio Reinvestment Program shall receive 20 points and a project applying as an SRO housing type that will add a bathroom and complete kitchen to each unit shall

receive 14 points, in alignment with the change made under 5170 for Preservation Projects. Removes “sole” from 5230(f)(1)(C) to eliminate confusion. Under 5230(i) “in addition” was changed to “and”. The proposed changes under 5230(j)(2) remove the option for using adjacent resource area designations for areas with “Missing/Insufficient Data” with the CTCAC/HCD Opportunity Area Map to align with CTCAC’s methodology for reviewing opportunity areas. Additionally, the proposed changes add section (E) under 5230(n)(1) to state how many negative points a project may receive for extension requests under Sections 5101 and 5132 and for how long.

Initial proposed changes:

(a) [...]

(b) Preservation and Other Rehabilitation Project Priorities (20 points maximum).

(1) [...]

(v) A project that has received an award from HCD’s Portfolio Reinvestment Program.

(B) A project that meets at list one of the following shall receive 14 points:

(i) [...]

(iii) A project applying as an SRO housing type, as defined in Section 10325(g) of the CTCAC regulations, and the rehabilitation will add a bathroom and complete kitchen to each unit.

(C) [...]

(2) [...]

(f) General Partner and Management Company Experience (10 points maximum).

(1) [...]

(C) 7 points if the ~~sole~~ sponsor is a BIPOC Entity that

(g) [...]

(i) Readiness to Proceed (10 points maximum). A project shall receive the number of points for which it is eligible pursuant to Section 10325(c)(7) of the CTCAC regulations, except that the applicant shall demonstrate that construction can

commence within 180 days of the bond allocation. Projects that receive the maximum number of points pursuant to this subdivision shall have a readiness deadline that aligns with the allocation expiration assigned pursuant to Section 5100(b)(3)(i), and submit within that time period evidence of the issuance of building permits or the applicable tribal documents and notice to proceed delivered to the contractor. Failure to meet the assigned due date shall result in rescission of the bond allocation and, ~~In addition,~~ negative points may be assessed at the discretion of the Committee pursuant to subdivision (n).

(1) [...]

(j) Affirmatively Furthering Fair Housing (10 points maximum).

(1) [...]

~~(2) For purposes of subdivisions (A), a project located in a resource area designated on the CTCAG/HCD Opportunity Area Map as "Missing/Insufficient Data" shall be considered to have the designation of the adjacent resource area that shares the longest common boundary with the resource area in which the project is located.~~

(k) [...]

(n) Negative Points (no maximum).

(1) The Committee may deduct points for an Application involving a Project Sponsor that has been or is a Related Party to a Project Sponsor (i.e. in the ownership structure) for which an Allocation has been awarded as follows:

(A) [...]

(E) Ten (10) points may be deducted in connection with any extension granted by the Committee for allocations of QRRP Bonds pursuant to Sections 5101 and 5132. This deduction may be assessed against the Project Sponsor for a period of up to two (2) succeeding years (10 points each year) following the year the Allocation was awarded.

(2) [...]

Comments received: Staff received 1 comment suggesting if we remove the insufficient data option for the opportunity maps, we need to add a points option for places with missing or insufficient data. There was a comment opposing removal of the missing/insufficient data option stating it is common that surplus land is located on or

adjacent to large government campuses, and therefore the tract may have missing/insufficient data. Additionally, this change does not align with the proposed Super NOFA Guidelines for 2025, which include the ability to count a neighboring census tract's opportunity area designation if the project's tract has missing/insufficient data.

12 commenters opposed the changes to negative points. Comments included concerns about challenges meeting the 180-day readiness deadlines have become increasingly challenging to meet, especially for projects in large jurisdictions or with complicated financing structures. Specifically, hybrid 9% and 4% projects rely on the extension mechanism for the 9% allocation to catch up to the 4% timing. Negative points would completely halt the pipeline of a developer for the 2 years in which they would remain. There is a recommendation to only deduct points for bond issuance extensions beyond 90 days that result from circumstances within an Applicant's control (i.e., excluding the types of extensions granted under Section 5101(a)).

3 comments recommended maximum AFFH points for areas experiencing Neighborhood Change.

Responses to comments: Removing the option for scoring areas with missing/insufficient data is intended to align with CTCAC scoring. And negative points are permissive and under the discretion of the Committee.

Final proposed changes: No updates to the proposed changes.

18. Section 5231. Ranking.

The proposed changes add Section 5231(d), a BIPOC prequalification process. The proposed changes also remove Section 5231(e)(1)(B), the paragraph related to priorities within the Homeless Set Aside because this incentive has creating operating challenges for many supportive housing developments.

Community Revitalization Area Benefits was changed to Community Revitalization Area Benefit in Section 5231(g)(1)(D) for consistency with references in other areas and adds "Area" to Community Revitalization in section 5231(D)(2) for consistency. Additionally, the proposed changes add a resource area benefit for neighborhoods identified as experiencing neighborhood in the HCD Neighborhood Change Map. The proposed changes also move the reference to receiving only one benefit to the correct areas. The proposed changes remove reference to measuring amenities on a walkable path for consistency with site amenity scoring.

In order to address inequities in the tie breaker for preservation projects with high capital needs, staff proposes two changes. First, the proposed change would allow the rent savings benefit in the numerator to be calculated using actual rents that have been lower than the CTCAC rent limits. For these projects, the rent savings would be the county fair market rent minus the average of actual rents charged over the last three

years. Second, the proposed change would allow the denominator would be adjusted by up to 15% for rehabilitation projects involving seismic upgrading or environmental mitigation, consistent with the requirements for a threshold basis limit increase for 9% projects to improve tiebreakers for projects with extraordinary rehab needs.

Initial proposed changes:

After all Applications for Qualified Residential Rental Projects are evaluated pursuant to Section 5230, the Applications shall be ranked and may be awarded an Allocation as follows, except that a project shall not receive a bond allocation if it had requested and is not scheduled to receive an award of State Tax Credits:

(a) [...]

(d) Applications for BIPOC Projects

(1) For any QRRP allocation round, all Applicants intending to qualify as a BIPOC Project to compete in the BIPOC pool shall pre-qualify as a BIPOC Project under this subdivision. Pre-qualification means the Executive Director determined the Applicant is a BIPOC Project under Section 5170.

A. At least 15 business days prior to the QRRP Application due date for an allocation round in which an Applicant intends to compete as a BIPOC Project, the Applicant shall submit a prequalification request to the Executive Director using the prequalification request form available on the CDLAC website.

B. The Executive Director shall issue a decision in response to any requests received under subdivision (d)(1)(A) no later than five (5) business days prior to a QRRP allocation round application due date. The Executive Director may request clarification or additional documentation from the Applicant about the prequalification request.

C. A pre -qualification approval letter is required to be included in any application submitted for a QRRP allocation round where the applicant intends to compete in the BIPOC pool.

D. The Executive Director's decision under subdivision (d)(1)(B) is not appealable to the Committee. Nothing herein limits an Applicant's right to an appeal under Sections 5036 or the Committee's authority to disqualify an application under Section 5146.

E. Applicants with pre-qualification requests not granted by the Executive Director shall not compete in the BIPOC pool but shall be eligible to compete for an Allocation under subdivisions (a), (b), (c), and (e) of this section.

(d~~2~~) Applications for BIPOC Projects will be ranked amongst themselves, and separately from Applications for all other Qualified Residential Rental Projects. Applications for BIPOC Projects awarded the greatest number of points after factoring in the tiebreaker pursuant to Section 5231(g), as applicable, shall be awarded an Allocation from the BIPOC Pool. Applications for BIPOC Projects not receiving an Allocation pursuant to this subdivision shall be eligible for consideration for an Allocation under subdivisions (a), (b), (c), and (e) of this section.

(e) Applications for Qualified Residential Rental Projects that are New Construction Projects, exclusive of Rural Projects, will then be ranked together. Applications receiving the greatest number of points after factoring in the tiebreaker pursuant to Section 5231(g), as applicable, shall be awarded an Allocation from the New Construction Pool in the following manner.

(1)(A)-Set Aside application selection. Beginning with the top ranked application from the Homeless Set Aside, subject to the conditions in Section 5231(e)(1)(B), followed by the Extremely Low/Very Low Income Set Aside, and the Mixed Income Set Aside, the highest scoring applications in each Set Aside shall be awarded an Allocation pursuant to the procedures in Section 5231(f). A project that meets the criteria of both the Homeless Set Aside and the Extremely Low/Very Low Income Set Aside shall be eligible for an allocation from either Set Aside. If the Homeless Set Aside is undersubscribed in a competitive round the remaining funds will transfer to the Extremely/Very Low Income Set Aside. All New Construction Projects, exclusive of Rural Projects, that do not receive an allocation from a Set Aside shall be eligible for an allocation from their respective geographic region pursuant to subdivision (e)(2).

~~(B) For purposes of the Homeless Set Aside only, applications for projects in which at least 45% of the tax credit units are designated for homeless households as defined in Section 10315(b)(1) (4) of the CTCAC regulations at affordable rents consistent with Section 10325(g)(3) of the CTCAC regulations shall be awarded an Allocation prior to any other application eligible for the Homeless Set Aside provided that those projects earn at least 95% (rounded down to the nearest whole number) of the maximum available points pursuant to Section 5230.~~

(3) [...]

(g) If two or more Applications are awarded the same total number of points, those Applications shall be ranked according to the highest amount of public benefit per dollar of cost-adjusted Bond and State Credit Allocation requested.

(1) [...]

(B) The project's rent savings benefit, which is as follows:

(i) For all projects not covered in subparagraph (ii), the product of the sum across all tax credit units of each unit's difference between the monthly fair market rent established by HUD for the county in which the project is located and the area median income monthly gross rent limit for that unit at the targeted rent level for the appropriate bedroom size, all calculated according to the methodology for tax credit rents, multiplied by 180. If this calculation results in a negative number for any particular unit, then the rent savings benefit for that unit shall not be lower than zero. Units with federal project-based rental assistance shall be assigned targeted rent levels of 30% AMI regardless of their actual income targeting. If the average affordability of tax credit units, exclusive of units with rental assistance, is less than 40% AMI, then the calculation shall assume a targeted rent level of 40% AMI for each tax credit unit that does not have rental assistance.

(ii) For Preservation Projects whose actual rents are less than the CTCAC rent limits, the sum of the following: (a) for tax credit units without federal project-based rental assistance, the product of the sum across all such units of each unit's difference between the monthly fair market rent established by HUD for the county in which the project is located and the average rent charged for each unit over the last three years, as documented with rent rolls or property audits, multiplied by 180; and (b) for tax credit units with federal project-based rental assistance the product of the sum across all such units of each unit's difference between the monthly fair market rent established by HUD for the county in which the project is located and the targeted rent level at 30% AMI regardless of their actual income targeting.

(C) [...]

(D) The project's location benefit, which is comprised of a Resource Area benefit, a Community Revitalization Area benefit, and a transit/walkability benefit. If a project is eligible for both a Resource Area benefit and a Community Revitalization Area benefit, the applicant shall select only one of these benefits. The Resource Area benefit and Community Revitalization Area benefits shall not be additive.

1. The Resource Area benefit is one of the following:

(i) [...]

(iv) The product of the bedroom-adjusted number of tax credit units in a new construction or acquisition/rehabilitation project located in neighborhoods identified

as experiencing neighborhood change as specified on the HCD Neighborhood Change Map multiplied by \$30,000.

(v) A project is ineligible for this benefit if it receives a Community Revitalization Area benefit.

2. The Community Revitalization Area benefit is the product of the bedroom-adjusted number of tax credit units that are located in a Community Revitalization Area and are a component in the Area's Community Revitalization Plan multiplied by \$20,000.

(i) [...]

~~(ii) A project is ineligible for this benefit if it receives a Community Revitalization Area benefit.~~

3. The transit/walkability benefit is the sum of the following:

(i) [...]

(ii) The product of the bedroom-adjusted number of tax credit units within the project, multiplied by the number of non-transit site amenity point categories for which the project is eligible for the maximum points pursuant to Section 5230(m) (see CTCAC regulation Section 10325(c)(4)(A)2. through 9.), multiplied by \$4,000. ~~For purposes of this subdivision, the site amenity distances shall be measured by a walkable path;~~

(iii) [...]

(2) The cost-adjusted Bond and State Credit Allocation shall be calculated by reducing the unadjusted Bond and State Credit Allocation request by the following, as applicable:

(A) [...]

(D) For projects requiring seismic upgrading of existing structures, and/or projects requiring on-site environmental remediation, including cleanup of lead or asbestos, sporic growth, and dry rot due to water intrusion, the lesser of 15% or the percentage of the bond request related to such costs, to the extent that the project architect or seismic engineer certifies in the application to the costs associated with such work.

Comments received: Staff received 14 comments supporting Preservation Project rent differential scoring changes. Commenters requested the same adjustment be offered to Other Rehabilitation and New Construction projects. A commenter stated there are local rental assistance programs that are similar to federal assistance but not similarly included. Two specifically come to mind: San Francisco's Local Operating Subsidy Program and the County of Los Angeles' Flexible Housing Subsidy Pool. We understand that the City of Oakland is piloting a similar program as we speak and that San Mateo County is likely to offer a similar program soon. To encourage such local programs and to ensure a level playing field for similar types of rental assistance, we recommend that CDLAC either 1) specifically include the SF and LA programs in the rent savings benefit and allow the Executive Director to add other similar programs that come along later, or 2) more generally include local rental assistance programs that provide significant (i.e., the difference between 30% of a household's income and a defined payment standard) rental assistance for at least 15 years.

Staff received 14 comments supporting the tiebreaker adjustment for significant seismic/remediation work for Rehabilitation Projects. Additional comments included removing dry rot from the list as it is common and not expensive to repair and specify the work is being performed on existing residential structures only.

11 commenters supported removing the 45% homeless priority while 5 commenters opposed the change.

Regarding the neighborhood change tiebreaker adjustment a commenter encouraged staff to use the location of a project in the Neighborhood Change map area as an alternative pathway to the 120th point for the overall scoring rubric.

There was also a request to clarify the number of days for staff to respond to BIPOC pre-qualification requests.

Responses to comments: Staff updated changes to clarify timing for BIPOC pre-approval responses. The rent savings benefit section now includes an option for approval to use local rental assistance programs. The tiebreaker adjustment for rehabilitation expenses is further clarified.

Final proposed changes:

After all Applications for Qualified Residential Rental Projects are evaluated pursuant to Section 5230, the Applications shall be ranked and may be awarded an Allocation as follows, except that a project shall not receive a bond allocation if it had requested and is not scheduled to receive an award of State Tax Credits:

(a) [...]

(d) Applications for BIPOC Projects

(1) For any QRRP allocation round, all Applicants intending to qualify as a BIPOC Project to compete in the BIPOC pool shall pre-qualify as a BIPOC Project under this subdivision. Pre-qualification means the Executive Director determined the Applicant is a BIPOC Project under Section 5170.

A. At least 15 business days prior to the QRRP Application due date for an allocation round in which an Applicant intends to compete as a BIPOC Project, the Applicant shall submit a prequalification request to the Executive Director using the prequalification request form available on the CDLAC website.

B. The Executive Director shall issue a decision in response to any requests received under subdivision (d)(1)(A) within 10 business days no later than five (5) business days prior to a QRRP allocation round application due date. The Executive Director may request clarification or additional documentation from the Applicant about the prequalification request that may extend the Executive Director's time for response.

C. A pre -qualification approval letter is required to be included in any application submitted for a QRRP allocation round where the applicant intends to compete in the BIPOC pool.

D. The Executive Director's decision under subdivision (d)(1)(B) is not appealable to the Committee. Nothing herein limits an Applicant's right to an appeal under Sections 5036 or the Committee's authority to disqualify an application under Section 5146.

E. Applicants with pre-qualification requests not granted by the Executive Director shall not compete in the BIPOC pool but shall be eligible to compete for an Allocation under subdivisions (a), (b), (c), and (e) of this section.

(d~~2~~) Applications for BIPOC Projects will be ranked amongst themselves, and separately from Applications for all other Qualified Residential Rental Projects. Applications for BIPOC Projects awarded the greatest number of points after factoring in the tiebreaker pursuant to Section 5231(g), as applicable, shall be awarded an Allocation from the BIPOC Pool. Applications for BIPOC Projects not receiving an Allocation pursuant to this subdivision shall be eligible for consideration for an Allocation under subdivisions (a), (b), (c), and (e) of this section.

(e) Applications for Qualified Residential Rental Projects that are New Construction Projects, exclusive of Rural Projects, will then be ranked together. Applications receiving the greatest number of points after factoring in the tiebreaker pursuant to

Section 5231(g), as applicable, shall be awarded an Allocation from the New Construction Pool in the following manner.

(1)(A) Set Aside application selection. Beginning with the top ranked application from the Homeless Set Aside, subject to the conditions in Section 5231(e)(1)(B), followed by the Extremely Low/Very Low Income Set Aside, and the Mixed Income Set Aside, the highest scoring applications in each Set Aside shall be awarded an Allocation pursuant to the procedures in Section 5231(f). A project that meets the criteria of both the Homeless Set Aside and the Extremely Low/Very Low Income Set Aside shall be eligible for an allocation from either Set Aside. If the Homeless Set Aside is undersubscribed in a competitive round the remaining funds will transfer to the Extremely/Very Low Income Set Aside. All New Construction Projects, exclusive of Rural Projects, that do not receive an allocation from a Set Aside shall be eligible for an allocation from their respective geographic region pursuant to subdivision (e)(2).

~~(B) For purposes of the Homeless Set Aside only, applications for projects in which at least 45% of the tax credit units are designated for homeless households as defined in Section 10315(b)(1)-(4) of the CTCAC regulations at affordable rents consistent with Section 10325(g)(3) of the CTCAC regulations shall be awarded an Allocation prior to any other application eligible for the Homeless Set Aside provided that those projects earn at least 95% (rounded down to the nearest whole number) of the maximum available points pursuant to Section 5230.~~

(4) [...]

(g) If two or more Applications are awarded the same total number of points, those Applications shall be ranked according to the highest amount of public benefit per dollar of cost-adjusted Bond and State Credit Allocation requested.

(2) [...]

(B) The project's rent savings benefit, which is as follows:

(i) For all projects not covered in subparagraph (ii), the product of the sum across all tax credit units of each unit's difference between the monthly fair market rent established by HUD for the county in which the project is located and the area median income monthly gross rent limit for that unit at the targeted rent level for the appropriate bedroom size, all calculated according to the methodology for tax credit rents, multiplied by 180. If this calculation results in a negative number for any particular unit, then the rent savings benefit for that unit shall not be lower than zero. Units with federal project-based rental assistance or a similar local rental assistance program approved by the Executive Director shall be assigned targeted rent levels of 30% AMI regardless of their actual income targeting. If the average affordability of tax credit units, exclusive of units with rental assistance, is less than

40% AMI, then the calculation shall assume a targeted rent level of 40% AMI for each tax credit unit that does not have rental assistance.

(ii) For Preservation Projects whose actual rents are less than the CTCAC rent limits, the sum of the following: (a) for tax credit units without federal project-based rental assistance, the product of the sum across all such units of each unit's difference between the monthly fair market rent established by HUD for the county in which the project is located and the average rent charged for each unit over the last three years, as documented with rent rolls or property audits, multiplied by 180; and (b) for tax credit units with federal project-based rental assistance the product of the sum across all such units of each unit's difference between the monthly fair market rent established by HUD for the county in which the project is located and the targeted rent level at 30% AMI regardless of their actual income targeting.

(C) [...]

(D) The project's location benefit, which is comprised of a Resource Area benefit, a Community Revitalization Area benefit, and a transit/walkability benefit. If a project is eligible for both a Resource Area benefit and a Community Revitalization Area benefit, the applicant shall select only one of these benefits. The Resource Area benefit and Community Revitalization Area benefits shall not be additive.

1. The Resource Area benefit is one of the following:

(i) [...]

(iv) The product of the bedroom-adjusted number of tax credit units in a new construction or acquisition/rehabilitation project located in neighborhoods identified as experiencing neighborhood change as specified on the HCD Neighborhood Change Map multiplied by \$30,000.

(v) A project is ineligible for this benefit if it receives a Community Revitalization Area benefit.

2. The Community Revitalization Area benefit is the product of the bedroom-adjusted number of tax credit units that are located in a Community Revitalization Area and are a component in the Area's Community Revitalization Plan multiplied by \$20,000.

(i) [...]

~~(ii) A project is ineligible for this benefit if it receives a Community Revitalization Area benefit.~~

3. The transit/walkability benefit is the sum of the following:

(i) [...]

(ii) The product of the bedroom-adjusted number of tax credit units within the project, multiplied by the number of non-transit site amenity point categories for which the project is eligible for the maximum points pursuant to Section 5230(m) (see CTCAC regulation Section 10325(c)(4)(A)2. through 9.), multiplied by \$4,000. ~~For purposes of this subdivision, the site amenity distances shall be measured by a walkable path;~~

(iii) [...]

(2) The cost-adjusted Bond and State Credit Allocation shall be calculated by reducing the unadjusted Bond and State Credit Allocation request by the following, as applicable:

(A) [...]

(D) For Preservation or Other Rehabilitation projects requiring seismic upgrading of existing residential structures, and/or requiring on-site environmental remediation, including cleanup of lead or asbestos and sporic growth, the lesser of 15% or the percentage of the bond request related to such costs, to the extent that the project architect or seismic engineer certifies in the application to the costs associated with such work.

19. Section 5232. Competitive Application Process Maximum Allocation Amount.

The proposed changes increase the maximum bond allocation amount to \$80,000,000 in response to the number of waiver requests received to the current \$75,000,000 allocation limit.

Initial proposed changes:

(a) For projects subject to the Competitive Application Process, the Committee will allocate no more than ~~seventy-five~~eighty million dollars (\$~~75~~80,000,000) for any proposed Qualified Residential Rental Project. Where a proposed Qualified Residential Rental Project is located within one-fourth (1/4) mile of another Qualified Residential Rental Project involving the same Project Sponsor or a Related Party to the Project Sponsor, the Allocation amounts for the Qualified Residential Rental Projects cannot, in the aggregate, exceed ~~seventy-five~~eighty million dollars (\$~~75~~80,000,000) within a calendar year.

(b) The Committee may waive this maximum allocation amount if the Committee determines that the demand for allocation for Qualified Residential Rental Projects is such that the maximum allocation amount is not warranted. An Applicant requesting an Allocation in excess of ~~seventy-five~~eighty million dollars (~~\$75~~\$80,000,000) may seek a waiver from the Committee based on the following factors:

(1) The Qualified Residential Rental Project qualifies as an At-Risk Project; or

(2) Documentation is provided in the Application indicating why a Qualified Residential Rental Project cannot be developed in phases at an ~~seventy-five~~eighty million-dollar (~~\$75~~\$80,000,000) level. The documentation must be specific and may include, but is not limited to, a site plan detailing the layout of the subject property, unit mix per stage of the phase, any unique features of the property which inhibits phasing, a description of infrastructure costs, and a cost breakdown by phases.

Comments received: Staff received several comments regarding changes to allocation limits. 8 commenters supported changes, 5 of them recommended to eliminate the per-project and per-unit bond limits and rely exclusively on the tiebreaker to ensure efficiency. If a per-project limit is maintained, we recommend increasing to [\$90 or \$100 million] the threshold at which a waiver is required. If a per-unit limit is maintained, we support the ability to request a waiver and recommend that CDLAC to account for projects with commercial space, whose costs must be included in the 50% test.

Responses to comments: No further changes to this section.

Final proposed changes: No updates to the proposed changes.

20. Section 5233. Allocation Limits

The proposed changes add a provision for a waiver of the per unit allocation limit similar to the maximum total allocation limit.

Initial proposed changes:

(a) Limit CDLAC bond allocation on all units in the QRRP Pools as follows:

Studio and SRO:	\$522,000
One-bedroom:	\$544,000
Two-bedroom:	\$580,000
Three-bedroom:	\$638,000
Four- or more bedroom:	\$671,000

(b) The Committee may waive this maximum per unit allocation amount if total allocation does not exceed eighty million dollars (\$80,000,000) and the Committee determines that the demand for allocation for Qualified Residential Rental Projects is such that the maximum allocation amount is not warranted. An Applicant requesting

an Allocation in excess of the per unit maximum must demonstrate the need for a larger allocation is necessary for project feasibility or to meet the 50% aggregate depreciable basis plus land test.

(b_c) Private Activity Bond allocation awards cannot exceed 55% of the aggregated depreciable basis plus land basis. In determining compliance with this test, CDLAC staff may rely on the legal or tax opinion submitted with the application.

Comments received: 2 commenters supported adding a per unit allocation limit waiver and asked for guidance for requesting a waiver. Another commenter suggested Section c of 5233 should be removed or the ceiling amount should be raised from 55% to 60%.

Responses to comments: No further changes to this section.

Final proposed changes: No updates to the proposed changes.



AGENDA ITEM 8

Supplemental Bond Allocation

Request for QRRP, Above the

Executive Director's Authority (Cal.

Code Regs., tit. 4, § 5240)

CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
December 11, 2024

**Supplemental Bond Allocation Request for Qualified Residential Rental Projects,
Above the Executive Director's Authority**
(Cal. Code Regs., tit. 4, § 5240)
(Agenda Item No. 8)

ACTION:

Approve supplemental bond allocation requests for Qualified Residential Rental Projects (QRRPs), above the Executive Director's authority.

BACKGROUND:

CDLAC Regulation 5240(a)¹ permits QRRPs to submit requests for Supplemental Allocations during any Allocation Round throughout the year. Consistent with CDLAC Regulation 5240(b), CDLAC delegated authority to the CDLAC Interim Executive Director to award Supplemental Allocation to projects where the total delegated supplemental requests are no more than 10% of the project's Committee approved allocation and no more than 52% of the aggregate depreciable basis plus land basis.² Where requests for Supplemental Allocation exceed the Interim Executive Director's authority, CDLAC Regulation 5240(a) requires staff to review each request and make a recommendation to the Committee for any possible award of additional Allocation.

Supplemental Allocation awards are memorialized in a CDLAC resolution and all requirements imposed on the associated initial project Allocation, including, but not limited to, the expiration of the Allocation, bond issuance deadlines, extensions, transfers of Allocation, carry-forward elections, and reporting are equally applicable to Supplemental Allocations.

For projects awarded Supplemental Allocation where the original allocation was awarded in Round 2 of 2022 or later, no increase in the developer fee is permitted in association with the increase in costs related to the project, and the Project Sponsor is subject to reduction in its tiebreaker calculation determined by the Committee for a period of one round following the award of Supplemental Allocation. (CDLAC Regulation 5240(c).)³

DISCUSSION:

The applicants below submitted letters to support their requests for Supplemental Allocation above the Executive Director's authority. CDLAC staff reviewed supplemental applications for completeness and accurate information.

¹ All references herein to "CDLAC Regulation" are references to the CDLAC rules contained in title 4 of the California Code of Regulations.

² CDLAC Resolution No. 22-005 (July 20, 2022).

³ Capitalized terms not otherwise defined above are defined in CDLAC Regulations [5000](#) and [5170](#).

APPLICATION NUMBER	NAME	APPLICANT	SUPPLEMENTAL REQUEST	PREVIOUS APPROVED ALLOCATION	TOTAL ALLOCATION	SUP %	BASIS
CA-24-793	Sunrise at Bogart	CMFA, Many Mansions	\$1,600,000	\$8,245,486	\$9,845,486	19.40%	52.08%
CA-24-796	College Creek Apartments	CalHFA, USA Properties	\$4,900,000 (\$2,650,000 previously approved by staff, \$2,250,000 current request)	\$33,100,000	\$38,000,000	14.80%	51.13%
CA-24-797	Seniors on Broadway	CMFA, MAAC	\$1,070,000	\$5,559,912	\$6,629,912	19.24%	51.94%

RECOMMENDATION:

Staff recommends approval of the QRRP Supplemental Allocations requested above the Executive Director's authority.



9551 Pittsburgh Avenue
Rancho Cucamonga, CA 91730
(909) 988-5979
www.nphsinc.org

Narrative Explanation of the Supplemental Allocation Request

Narrative Explanation of the Supplemental Allocation Request

In August 2024 NPBS was awarded a bond allocation of \$8,245,486.00 under CDLAC Resolution Number 24-144. The bonds are expected to be issued in February 2025. Due to increased construction costs, a supplemental bond allocation of \$1,600,000 is being requested.

An additional allocation is needed to account for increased hard costs. Specifically, the cost of materials and labor has escalated, and new City of Riverside design requirements have arisen during plan check. These changes have also triggered increases in general requirements, contractor overhead, contractor profit, and hard cost contingency, and the increased bond/construction loan amount in turn triggers increases in construction loan origination fee, construction loan interest, and costs of issuance.

To cover these cost increases, NPBS has secured new funding sources, including City-provided ARPA, PLHA, and PIP funds. However, this supplemental bond allocation is critical to ensure that the project meets its 50% test and can proceed to construction finance closing by the project's readiness deadline of February 24, 2025.

Sincerely,

Clemente Mojica
President and CEO
Neighborhood Partnership Housing Services, Inc. (NPBS)



November 17, 2024

California Debt Limit Allocation Committee
901 P Street, Suite 213A
Sacramento, CA 95814

RE: College Creek Apartments (21-168)

Committee Members:

USA Properties Fund, Inc. is the Administrative General Partner of Santa Rosa 669, L.P., the ownership entity for the College Creek Apartments. On August 11, 2021, the California Debt Limit Allocation Committee (CDLAC) approved an allocation of \$33.1M in tax exempt bonds for the new construction 164-unit College Creek Apartments in Santa Rosa, CA. On September 20, 2022, the CDLAC Executive Director approved a supplemental bond allocation request of \$2.65M due to increased costs due to construction delays resulting from material shortages. The project is now completed and 100% leased to qualified residents, but the construction delays and additional costs resulted in a significant increase in construction costs and interest expenses and the project no longer meets the 50%.

At this time, on behalf of the project ownership entity, we are requesting a second supplemental bond allocation in the amount of \$2.25M. When combined with the first supplemental bond allocation the supplemental bond allocation needed to meet the 50% test is 14.8% higher than the original bond allocation

We respectfully request the Committee approve a second supplemental bond allocation in the amount of \$2.25M to bring the 50% test to 51.13%.

Sincerely,

Darren Bobrowsky

Darren Bobrowsky
Senior Vice President



Administrative Offices
1355 Third Avenue
Chula Vista, CA 91911
(619) 426-3595

North Campus
956 Vale Terrace Drive
Vista, CA 92084
(760) 471-4210

www.MAACproject.org

November 18, 2024

California Debt Allocation Committee
901 P Street Suit 213A
Sacramento, CA 95814

Re: CA-24-148 Seniors on Broadway – Request for Supplemental Bonds

Dear Committee Members,

On behalf of MAAC Seniors on Broadway LP we respectfully request an supplemental bond allocation of \$1,070,000. Seniors on Broadway received an original allocation of bonds in the amount of \$5,559,912 on August 06, 2024. This request is over 10% of the original bond allocation, which exceeds the Executive Director's authority and requires Committee approval. The additional \$1,070,000 in tax exempt bond proceeds will help fill our current financing gap. It will also help this project to meet the 50% test for the tax-exempt bonds.

Seniors on Broadway, located at 845 Broadway, Chula Vista, California, provides 42 units for seniors. This is a resyndication/rehabilitation project and has experienced cost increases since the initial application was submitted in April 2024. Primarily, the need for a supplemental allocation of tax-exempt bonds is due to an increase in the existing/assumed debt since application. This adjustment is critical to ensure the project's financial viability and the project needs a supplemental allocation of bonds to meet its 50% test. We are requesting only the amount necessary to achieve 52% of aggregate basis. Given these circumstances we are requesting an additional allocation to cover the increased costs and ensure the successful completion of the project. This allocation will help us meet our financial requirements of our lender and investor partners while continuing to provide the intended benefits to the community.

We urge the committee to consider approving this request for an allocation for supplemental bonds to enable MAAC to continue to preserve and improve a key affordable senior housing asset in the City of Chula Vista.

Sincerely,

Arnulfo Manriquez
President & CEO



AGENDA ITEM 9

**Request to Waive Forfeiture of the
Performance Deposit for the Return of
Allocation for an EXF Project (Cal. Code
Regs., tit. 4, §§ 5052, 5132)**

CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
December 11, 2024

**Request to Waive Forfeiture of the Performance Deposit for the Return of Allocation
for an Exempt Facility Project
(Cal. Code Regs., tit. 4, §§ 5052, 5132)**
(Agenda Item No. 9)

Action:

Consider the request to waive forfeiture of the performance deposit for application no. CA-23-106, McClellan Food Recovery Plant Upgrade Project (McClellan) following the return of allocation.

BACKGROUND:

Pursuant to California Code of Regulations, title 4, section (Regulation) 5052, applicants bear the risk of forfeiting all or part of the performance deposit if the allocation is not used in accordance with the conditions and/or timeframes set forth in the CDLAC Resolution. Regulation 5132 states that if any amount of carryforward allocation is not used to issue bonds on or before the carryforward allocation expiration date, the performance deposit will be forfeited to the Committee.

Applicants may request waiver of a performance deposit forfeiture. (Regulation 5052(e).) The Committee shall grant a forfeiture waiver upon showing the circumstances prompting the forfeiture were unforeseen and entirely beyond the control of the Project's sponsor and development team. (*Ibid.*)

DISCUSSION:

The California Municipal Finance Authority (CMFA) received an allocation of \$75,000,000 on November 8, 2023, for the McClellan Food Recovery Plant Upgrade Project. The McClellan Food Recovery Plant Upgrade Project subsequently returned the allocation because it could not meet the issuance deadline of December 31, 2024. The returned allocation was carryforward, as it was awarded in 2023, and it must stay with waste management-type projects.

The McClellan Food Recovery Plant Upgrade Project is attempting to use novel technology to recover food before it becomes waste and repurpose it for use in agriculture and petfood ingredients. The applicant told CDLAC staff it experienced unexpected technical problems, which delayed the project and prevented the project from being able to close financing until next year.

The project intends to reapply at a later point for a bond allocation. The project is requesting the Committee waive forfeiture of the performance deposit of \$100,000 under Regulation 5052.

The bond issuer or the project sponsor will speak on behalf of the project.



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October 17, 2024

Ms. Marina Wiant
Interim Executive Director
California Debt Limit Allocation Committee
901 P Street, Suite 213A
Sacramento, CA 95814

Re: Requesting the return of Bond Allocation for California Safe Soils (CDLAC Application
No. 23-106)

Dear Ms. Wiant:

I am writing on behalf of the California Municipal Finance Authority (the "Authority") to request a return of bond allocation for California Safe Soils project. The project will be unable to close before the closing deadline. The return of the allocation will be able to help other project utilize bond volume cap this year. The project sponsor also requests the return of the performance deposit.

Should you have any questions or need further information, please don't hesitate to contact me. I can be reached at (760) 930-1266.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Ben Barker", written in a cursive style.

Ben Barker
Financial Advisor
California Municipal Finance Authority



California Safe Soil, LLC
4700 Lang Avenue, Bay C
McClellan, CA 95652
(916) 539 - 5458

Monday, November 04, 2024

Ms. Marina Wiant
Interim Executive Director
California Debt Limit Allocation Committee
901 P Street, Suite 213A
Sacramento, CA 95814

Re: McClellan Food Recovery Project Deposit Return Request (CDLAC Application No. 23-106)

Dear Ms. Wiant,

California Safe Soil, LLC (CSS) hereby requests a return of our \$100,000 performance deposit due to the return of bond allocation associated with the McClellan Food Recovery Project. As we have discussed, the CSS food recovery technology is new, recovering food before it becomes waste, for beneficial use in agriculture and petfood ingredients. This is an alternative to composting and anaerobic digestion, where unused food rots and ferments and its nutritional value is lost. As is the case with many new technologies, we have been delayed by unanticipated technical problems. We have overcome those problems and still plan to proceed with our Project, but will not be ready to close financing until next year. Accordingly, we have returned our bond allocation and request the return of our performance deposit, so that we may utilize it next year when we apply again.

Very truly yours,

Daniel Morash
CEO
California Safe Soil, LLC



AGENDA ITEM 10

**Resolution 24-008, Delegating
Authority to the Executive Director
to Allocate Remaining and Reverted
2024 Volume Cap
(Government Code sections 8869.83,
8869.84)**

THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE

December 11, 2024

**Delegating Authority to the Executive Director to Allocate
Remaining and Reverted 2024 Volume Cap**

(Agenda Item No. 10)

ACTION:

Delegate authority to the Executive Director, or the Deputy Executive Director in the Executive Director's absence, to prioritize any remaining or reverted 2024 bond allocation for the Qualified Residential Rental Project (QRRP) Pool as carryforward allocation equally divided between California Municipal Finance Authority and California Housing Finance Agency.

BACKGROUND:

Government Code section 8869.84 and California Code of Regulations, title 4, section 5021, authorize CDLAC to, at any time, announce priorities or reservations of any unallocated part of the state ceiling for certain categories of bonds. Government Code section 8869.83, subdivision (b), allows CDLAC to delegate, by resolution, to one or more of its members, its executive director, or any other official or employee of the committee any powers and duties that it may deem proper.

In response to the state's housing crisis, CDLAC has prioritized the majority of tax-exempt private activity bonds for affordable housing through the Qualified Residential Rental Project (QRRP) Pool. QRRP is also the most efficient way to use on a carryforward basis.

DISCUSSION:

To ensure that the Executive Director, or the Deputy Executive Director in the Executive Director's absence, is able to effectuate the priorities of CDLAC and in the interest of administrative efficiencies, it is necessary to delegate authority for certain purposes. One purpose is to prioritize any reverted or remaining 2024 allocation to the Qualified Residential Rental Project Pool after the last scheduled allocation round and by December 31, 2024, to ensure all carryforward allocation is subsequently disbursed for future QRRP.

At the end of each Debt Ceiling year, there is potential for an amount of volume cap to remain unallocated due to an amount left after the last round that was not enough to allocate to a project or reversion of previously allocated amounts given back to the Committee after the last round of allocation. That amount of volume cap can be assigned to one or more issuers to be used as carryforward allocation. In keeping with the standard set by the Committee in late 2021, staff is recommending carryforward be allocated to issuers that consistently issue large numbers of bonds and historically have robust pipelines, ensuring the carryforward allocation would be used within the three-year expiration timeframe. In the last three years, those issuers were California Municipal Finance Authority and California Housing Finance Agency.

RECOMMENDATION:

Staff recommends approval of Resolution No. 24-008 delegating authority to the Executive Director, or the Deputy Executive Director in the Executive Director's absence, to prioritize any remaining or reverted current

year allocation on or by December 31, 2024, to be used as carryforward allocation for QRRP, divided equally between the California Municipal Finance Authority and the California Housing Finance Agency.

RESOLUTION NO. 24-008

RESOLUTION OF THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
DELEGATING AUTHORITY TO THE EXECUTIVE DIRECTOR TO ALLOCATE
REMAINING AND REVERTED 2024 VOLUME CAP

WHEREAS, the California Debt Limit Allocation Committee (“CDLAC”) is authorized to implement the volume limit for the state on private activity bonds established pursuant to federal law, annually determine a state ceiling on the aggregate amount of private activity bonds that may be issued, and allocate that aggregate amount among state and local agencies (Gov. Code, § 8869.81 et seq.); and

WHEREAS, Government Code section 8869.84 authorizes CDLAC to dispose of returned allocation; and California Code of Regulations, title 4, section 5021, authorizes CDLAC to, at any time, announce priorities or reservations of any unallocated part of the state ceiling for certain categories of bonds;

WHEREAS, Government Code section 8869.83, subdivision (b) allows CDLAC to delegate, by resolution, any power and duty deemed proper to one or more of its members, its Executive Director, or any other official or employee of the committee; and

WHEREAS, CDLAC has prioritized allocations to the Qualified Residential Rental Project Pool (Cal. Code Regs., tit. 4, § 5170 et seq.) in response to the state’s housing crisis.

NOW, THEREFORE, BE IT RESOLVED by the California Debt Limit Allocation Committee as follows:

SECTION 1. That the Executive Director, or the Deputy Executive Director in the Executive Director’s absence, is granted authority to prioritize any remaining or reverted current year allocation on or by December 31, 2024, to be used as carryforward allocation to the Qualified Residential Rental Project Pool.

SECTION 2. That the carryforward allocation be equally divided between the California Municipal Finance Authority and the California Housing Finance Agency.

SECTION 3. That this Resolution shall take effect immediately upon its adoption.

CERTIFICATION

I, Marina Wiant, Interim Executive Director of the California Debt Limit Allocation Committee, hereby certify that the above is a full, true, and correct copy of the Resolution adopted at a meeting of the Committee held in the Paul Bonderson Building, 901 P Street, Room 102, Sacramento, California 95814, on December 11, 2024, at 9:00 a.m. with the following votes recorded:

AYES:

NOES:

ABSTENTIONS:

ABSENCES:

Marina Wiant, Interim Executive Director

Date: December 11, 2024



California Debt Limit Allocation Committee

AGENDA ITEM 11

Public Comment



California Debt Limit Allocation Committee

AGENDA ITEM 12

Adjournment