

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
August 5, 2025**

Mountain View Lot 12, located at 424 Bryant Street in Mountain View on a 1.56 acre site, requested and is being recommended for a reservation of \$6,363,871 in annual federal tax credits and \$62,900,000 of tax-exempt bond cap to finance the new construction of 120 units of housing, consisting of 119 restricted rental units and 1 unrestricted manager's unit. The project will have 18 studio units, 41 one-bedroom units, 31 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 January 2026 and be completed in November 2027. The project will be developed by Related Irvine Development Company, LLC 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.

Project Number CA-25-597

Project Name Mountain View Lot 12
Site Address: 424 Bryant Street
Mountain View, CA 94041

County: Santa Clara
Census Tract: 5096.00

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$6,363,871	\$0
Recommended:	\$6,363,871	\$0

Tax-Exempt Bond Allocation
Recommended: \$62,900,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: MV Lot 12 Housing Partners, L.P.
Contact: Ann Silverberg
Address: 44 Montgomery Street, Suite 1310
San Francisco, CA 94104
Phone: (510) 610-9777
Email: asilverberg@related.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: California Municipal Finance Authority
Bond Counsel: Bocarsly Emden
Private Placement Purchaser: Banner Bank

Development Team

General Partners / Principal Owners: Related/Lot 12 Development Co., LLC, a California limited liability company
 AH LOT 12 LLC, a California limited liability company
 General Partner Type: Joint Venture
 Parent Companies: The Related Companies of California, LLC
 Alta Housing, a California nonprofit public benefit corporation
 Developer: Related Irvine Development Company, LLC
 Investor/Consultant: Raymond James Affordable Housing Investments, Inc.
 Management Agent: RA Management, LLC

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 120
 No. / % of Low Income Units: 119 100.00%
 Average Targeted Affordability: 43.03%
 Federal Set-Aside Elected: 40%/60% Average Income
 Federal Subsidy: Tax-Exempt / HUD Section 8 Project-based Vouchers (35 Units - 21%)

Information

Housing Type: Large Family
 Geographic Area: Bay Area Region
 State Ceiling Pool: New Construction
 Set Aside: Homeless Set Aside
 Homeless Set Aside Units: 30
 CDLAC Project Analyst: Amit Sarang
 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:	50	42%
40% AMI:	4	3%
50% AMI:	44	37%
60% AMI:	21	18%

Unit Mix

18	SRO/Studio Units
41	1-Bedroom Units
31	2-Bedroom Units
30	3-Bedroom Units
120	Total Units

Unit Type & Number	2025 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
8 SRO/Studio	30%	\$1,055
3 SRO/Studio	30%	\$1,055
5 SRO/Studio	50%	\$1,758
2 SRO/Studio	60%	\$2,110
10 1 Bedroom	30%	\$1,130
3 1 Bedroom	30%	\$1,130
2 1 Bedroom	40%	\$1,507
13 1 Bedroom	50%	\$1,884
13 1 Bedroom	60%	\$2,261
2 2 Bedrooms	30%	\$1,357
4 2 Bedrooms	30%	\$1,357
5 2 Bedrooms	30%	\$1,357
5 2 Bedrooms	30%	\$1,357
2 2 Bedrooms	40%	\$1,809
1 2 Bedrooms	50%	\$2,261
7 2 Bedrooms	50%	\$2,261
3 2 Bedrooms	50%	\$2,261
1 2 Bedrooms	60%	\$2,713
5 3 Bedrooms	30%	\$1,567
5 3 Bedrooms	30%	\$1,567
8 3 Bedrooms	50%	\$2,611
7 3 Bedrooms	50%	\$2,611
5 3 Bedrooms	60%	\$3,133
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$50,065
Construction Costs	\$88,251,476
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$4,400,574
Soft Cost Contingency	\$693,933
Relocation	\$0
Architectural/Engineering	\$5,540,918
Const. Interest, Perm. Financing	\$12,192,555
Legal Fees	\$295,000
Reserves	\$776,604
Other Costs	\$8,363,640
Developer Fee	\$10,536,000
Commercial Costs	\$0
Total	\$131,100,765

Residential

Construction Cost Per Square Foot:	\$644
Per Unit Cost:	\$1,092,506
Estimated Hard Per Unit Cost:	\$703,655
True Cash Per Unit Cost*:	\$1,088,340
Bond Allocation Per Unit:	\$524,167
Bond Allocation Per Restricted Rental Unit:	\$528,571

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
Banner Bank: Tax-Exempt	\$62,900,000	Banner Bank: Tax-Exempt	\$19,772,578
Banner Bank: Taxable	\$4,285,813	SCC ¹ : Measure A	\$19,750,000
SCC ¹ : Measure A	\$19,750,000	SSC ¹ : Accrued Interest	\$1,144,999
City of Mountain View	\$23,450,000	City of Mountain View (CMV)	\$23,450,000
Destination Home Silicon Valley	\$2,500,000	CMV: Accrued Interest	\$1,902,922
Deferred Costs	\$6,524,525	Destination Home Silicon Valley	\$2,500,000
General Partner Equity	\$500,000	General Partner Equity	\$500,000
Deferred Developer Fee	\$5,536,000	Deferred Developer Fee	\$5,536,000
Tax Credit Equity	\$5,654,427	Tax Credit Equity	\$56,544,266
		TOTAL	\$131,100,765

*Less Donated Land, Seller Carryback Loans, Waived Fees, and Deferred Developer Fee

¹Santa Clara County

Determination of Credit Amount(s)

Requested Eligible Basis:	\$122,676,348
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$159,479,252
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$6,363,871
Approved Developer Fee (in Project Cost & Eligible Basis):	\$10,536,000
Federal Tax Credit Factor:	\$0.88852

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 \$1,046,373. The applicant noted that the per unit cost is attributed to prevailing wages, significantly high interest rates and insurance costs, and the project's location.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

Standard Conditions

The applicant 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: 128.942%