

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

Sherman Apartments, located at 19300 & 19320 Sherman Way and 7143 Tampa Avenue in Los Angeles on a 2.12 acre site, requested and is being recommended for a reservation of \$3,642,532 in annual federal tax credits and \$21,000,000 in total state tax credits and \$41,250,000 of tax-exempt bond cap to finance the new construction of 244 units of housing, consisting of 242 restricted rental units and 3 unrestricted manager's units. The project will have 221 one-bedroom units, and 23 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 February 2026 and be completed in February 2028. The project will be developed by Meta Development, LLC and will be located in Senate District 20 and Assembly District 46.

The project financing includes state funding from the Mixed-Income Program (MIP) through CalHFA.

**Project Number** CA-25-627

**Project Name** Sherman Apartments  
Site Address: 19300 & 19320 Sherman Way and 7143 Tampa Avenue  
Los Angeles, CA 91335  
County: Los Angeles  
Census Tract: 1330.00

<b>Tax Credit Amounts</b>	<b>Federal/Annual</b>	<b>State/Total *</b>
Requested:	\$3,642,532	\$21,000,000
Recommended:	\$3,642,532	\$21,000,000

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

**Tax-Exempt Bond Allocation**  
Recommended: \$41,250,000

**CTCAC Applicant Information**  
CTCAC Applicant/CDLAC Sponsor: Tampa Sherman, LP  
Applicant for State Credits: Foundation For Affordable Housing  
Contact: Tarun Chandran  
Address: 69 NW Newport Ave Suite 200  
Bend, OR 977703  
Phone: 312-219-8360  
Email: tarun@ffah.org

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

**Development Team**

General Partners / Principal Owners: Tampa Sherman, LLC  
 FFAH V Tampa Sherman Apts CA, LLC

General Partner Type: Joint Venture

Parent Companies: Meta Development, LLC  
 Foundation For Affordable Housing

Developer: Meta Development, LLC

Investor/Consultant: Boston Financial Investment Management, LP

Management Agent: WSH Management

**Project Information**

Construction Type: New Construction

Total # Residential Buildings: 1

Total # of Units: 244

No. / % of Low Income Units: 242 100.00%

Average Targeted Affordability: 48.34%

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: Mixed Income Set Aside

CDLAC Project Analyst: Erin DeBlaquiere

CTCAC Project Analyst: Marilynn Thao

**55-Year Use / Affordability**

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	53	22%
50% AMI:	147	61%
60% AMI:	16	7%
70% AMI*:	25	10%

\*CTCAC restricted only

**Unit Mix**

221	1-Bedroom Units
23	2-Bedroom Units
244	Total Units

<u>Unit Type &amp; Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
50 1 Bedroom	30%	\$852
142 1 Bedroom	50%	\$1,420
14 1 Bedroom	60%	\$1,704
15 1 Bedroom	70%	\$1,704
3 2 Bedrooms	30%	\$1,021
5 2 Bedrooms	50%	\$1,703
2 2 Bedrooms	60%	\$2,043
10 2 Bedrooms	70%	\$2,043
3 2 Bedrooms	Manager's Unit	\$3,406

### **Project Cost Summary at Application**

Land and Acquisition	\$9,322,500
Construction Costs	\$45,788,902
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$2,289,445
Soft Cost Contingency	\$775,000
Relocation	\$0
Architectural/Engineering	\$2,427,287
Const. Interest, Perm. Financing	\$8,231,074
Legal Fees	\$360,000
Reserves	\$1,053,575
Other Costs	\$4,229,344
Developer Fee	\$9,136,785
Commercial Costs	\$0
<b>Total</b>	<b>\$83,613,912</b>

### **Residential**

Construction Cost Per Square Foot:	\$265
Per Unit Cost:	\$342,680
Estimated Hard Per Unit Cost:	\$165,682
True Cash Per Unit Cost*:	\$318,678
Bond Allocation Per Unit:	\$169,057
Bond Allocation Per Restricted Rental Unit:	\$190,972

#### **Construction Financing**

<u>Source</u>	<u>Amount</u>
FCB <sup>1</sup> : Tax-Exempt	\$41,250,000
FCB <sup>1</sup> : Recycled Tax-Exempt	\$10,500,000
FCB <sup>1</sup> : Taxable	\$14,000,000
Deferred Operating Reserve	\$1,053,575
Deferred Developer Fee	\$7,729,059
Tax Credit Equity	\$9,081,277

#### **Permanent Financing**

<u>Source</u>	<u>Amount</u>
CalHFA	\$23,069,000
CalHFA: MIP	\$4,000,000
Deferred Developer Fee	\$5,856,375
Tax Credit Equity	\$50,688,537
<b>TOTAL</b>	<b>\$83,613,912</b>

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

<sup>1</sup>First Citizens Bank

### **Determination of Credit Amount(s)**

Requested Eligible Basis:	\$70,048,695
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$91,063,304
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$3,642,532
Total State Credit:	\$21,000,000
Approved Developer Fee (in Project Cost & Eligible Basis):	\$9,136,785
Federal Tax Credit Factor:	\$0.89000
State 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**

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).

<b>Point Criteria</b>	<b>New Const. Max. Points</b>	<b>Rehabilitation Max. Points</b>	<b>Points Scored</b>
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
<b>Total Points</b>	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:** 124.154%