

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

The project, 960 Howard Street, located at 960 Howard Street in San Francisco on a 0.29 acre site, requested and is being recommended for a reservation of \$3,395,991 in annual federal tax credits and \$25,393,178 in total state tax credits and \$47,265,334 of tax-exempt bond cap to finance the new construction of 202 units of housing, consisting of 200 restricted rental units and 2 unrestricted manager's units. The project will have 35 studio units, 78 one-bedroom units, and 89 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 May 2027. The project will be developed by oWOW LLC and will be located in Senate District 11 and Assembly District 17.

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

**Project Number** CA-25-646

**Project Name** 960 Howard Street  
Site Address: 960 Howard Street  
San Francisco, CA 94103

County: San Francisco  
Census Tract: 176.01

<b>Tax Credit Amounts</b>	<b>Federal/Annual</b>	<b>State/Total *</b>
Requested:	\$3,395,991	\$25,393,178
Recommended:	\$3,395,991	\$25,393,178

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

**Tax-Exempt Bond Allocation**  
Recommended: \$47,265,334

**CTCAC Applicant Information**

CTCAC Applicant/CDLAC Sponsor: oWOW LLC  
Applicant for State Credits: FFAH V 960 Howard Street Apts CA, LLC  
Contact: Jeremy Harris  
Address: 411 2nd Street  
Oakland, CA 94607

Phone: (858) 449-5270  
Email: jeremy@owow.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  
Cash Flow Permanent Bond: Not Applicable  
Public Sale: Not Applicable  
Underwriter: Not Applicable  
Credit Enhancement Provider: Not Applicable  
Rating: Not Applicable  
Denomination: Not Applicable

**Development Team**

General Partners / Principal Owners: oWOW LLC  
 FFAH V 960 Howard Street Apts CA, LLC

General Partner Type: Joint Venture

Parent Companies: oWOW LLC  
 Foundation for Affordable Housing V

Developer: oWOW LLC

Investor/Consultant: Key CDC

Management Agent: FPI Management

**Project Information**

Construction Type: New Construction

Total # Residential Buildings: 1

Total # of Units: 202

No. / % of Low Income Units: 200 100.00%

Average Targeted Affordability: 58.05%

Federal Set-Aside Elected: 40%/60% Average Income

Federal Subsidy: Tax-Exempt

**Information**

Housing Type: Non-Targeted

Geographic Area: Bay Area Region

State Ceiling Pool: New Construction

Set Aside: Mixed Income Set Aside

Homeless Set Aside Units: N/A

CDLAC Project Analyst: Erin DeBlaquiere

CTCAC Project Analyst: Michael Couzens

**55-Year Use / Affordability**

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	21	11%
50% AMI:	41	21%
60% AMI:	73	37%
70% AMI*:	65	33%

\*CTCAC restricted only

**Unit Mix**

35	SRO/Studio Units
78	1-Bedroom Units
89	2-Bedroom Units
<u>202</u>	<u>Total Units</u>

<u>Unit Type &amp; Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
4 SRO/Studio	30%	\$1,015
7 SRO/Studio	50%	\$1,692
23 SRO/Studio	60%	\$2,031
8 1 Bedroom	30%	\$1,088
16 1 Bedroom	50%	\$1,813
53 1 Bedroom	70%	\$2,539
9 2 Bedrooms	30%	\$1,305
18 2 Bedrooms	50%	\$2,176
50 2 Bedrooms	60%	\$2,497
12 2 Bedrooms	70%	\$2,626
1 SRO/Studio	Manager's Unit	\$2,056
1 1 Bedroom	Manager's Unit	\$150

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

Land and Acquisition	\$18,601,081
Construction Costs	\$52,069,515
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$2,140,917
Soft Cost Contingency	\$313,215
Relocation	\$0
Architectural/Engineering	\$4,529,000
Const. Interest, Perm. Financing	\$4,827,574
Legal Fees	\$790,000
Reserves	\$1,526,006
Other Costs	\$6,680,864
Developer Fee	\$11,141,824
Commercial Costs	\$520,869
<b>Total</b>	<b>\$103,140,865</b>

### **Residential**

Construction Cost Per Square Foot:	\$423
Per Unit Cost:	\$508,020
Estimated Hard Per Unit Cost:	\$220,870
True Cash Per Unit Cost*:	\$445,300
Bond Allocation Per Unit:	\$233,987
Bond Allocation Per Restricted Rental Unit:	\$350,114

<b>Construction Financing</b>		<b>Permanent Financing</b>	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
KNB <sup>1</sup> : Tax-Exempt	\$47,265,334	CalHFA	\$38,630,000
KNB <sup>1</sup> : Recycled Tax-Exempt	\$3,412,361	CalHFA: MIP	\$1,000,000
KNB <sup>1</sup> : Taxable	\$10,385,513	MCFHT <sup>2</sup> : Grant	\$4,000,000
MCFHT <sup>2</sup> : Grant	\$4,000,000	Net Operating Income	\$1,276,660
Deferred Costs	\$4,636,273	Deferred Developer Fee	\$8,733,795
Deferred Developer Fee	\$8,733,795	Tax Credit Equity	\$49,500,410
Tax Credit Equity	\$24,707,589	<b>TOTAL</b>	<b>\$103,140,865</b>

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

<sup>1</sup>Key National Bank

<sup>2</sup>Michael Chang Family Heritage Trust

**Determination of Credit Amount(s)**

Requested Eligible Basis:	\$84,899,783
130% High Cost Adjustment:	No
Applicable Fraction:	100.00%
Qualified Basis:	\$84,899,783
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$3,395,991
Total State Credit:	\$25,393,178
Approved Developer Fee (in Project Cost & Eligible Basis):	\$11,141,824
Federal Tax Credit Factor:	\$0.83699
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**

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 \$8,076 on agreement of the permanent lender and equity investor.

**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:** 127.843%