



California Debt Limit Allocation Committee

CDLAC

Committee Meeting

Tuesday, August 5, 2025

1:00 PM



California Debt Limit Allocation Committee

Meeting Notice

MEETING DATE:

August 5, 2025

TIME:

1:00 p.m.

LOCATION:

901 P Street, Room 102, Sacramento, CA 95814

Virtual Participation

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

[Click here to Join TEAMS Meeting \(full link below\)](#)

Dial in by phone

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Interested members of the public may use the dial-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 dial-in number and TEAMS information are provided as an option for public participation.

Full TEAMS Link: https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZWNkMjU0ZGMtMGY3MS00ODBkLTg1OGMtMTBjNTIzZDVmZmY4%40thread.v2/0?context=%7b%22Tid%22%3a%223bee5c8a-6cb4-4c10-a77b-cd2eae7534e%22%2c%22Oid%22%3a%2266783265-9c43-4cfe-b77e-8155262d5bdf%22%7d



California Debt Limit Allocation Committee

Agenda

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

2. Approval of the Minutes of the June 18, 2025, Meeting

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

4. Request to Extend the Bond Allocation Issuance Deadline for Qualified Residential Rental Projects and Request to Waive Forfeiture of the Performance Deposit (Cal. Code Regs., tit. 4, §§ 5052, 5101, 5132, 5230)

<u>Application Number</u>	<u>Project Name</u>
CA-24-481	Sandstone Valley Apartments
CA-24-500	The Walk Residences
CA-24-509	831 Water Street
CA-24-604	4345 Matilija
CA-24-605	3981 Meier
CA-24-606	3412 Victoria
CA-24-607	5625 Case
CA-24-608	5749 Brynhurst
CA-24-609	8911 Ramsgate
CA-24-624	Maison's Sierra Phase II Apartments
CA-24-671	1250 West Jeff
CA-24-737	Larkin Pine Senior Housing

Presented by: Christina Vue

5. Resolution No. 25-006, Adoption of Emergency 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: DC Navarrette

- 6. **Resolution No. 25-007, Incentivizing Voluntary Return of Excess Bond Allocation**
Presented by: Marina Wiant

- 7. **2025 Round 2 Award of Allocation of Qualified Private Activity Bonds for Qualified Residential Rental Projects (Gov. Code, § 8869.85; Cal. Code Regs., tit. 4, § 5080)**
[Qualified Residential Rental Projects Round 2 Final Recommendation List](#)
Presented by: DC Navarrette

- 8. **Supplemental Bond Allocation Request Above the Executive Director’s Authority (Cal. Code Regs., tit. 4, § 5240)**

<u>Application Number</u>	<u>Project Name</u>
CA-25-662	Larkin Pine
CA-25-663	Bana at Palmdale
CA-25-664	Richland Village
CA-25-666	6033 De Soto

Presented by: DC Navarrette

- 9. **Public Comment**

- 10. **Adjournment**



California Debt Limit Allocation Committee

Committee Members

Voting Members:

- **Fiona Ma**, CPA, Chair, State Treasurer
- **Malia M. Cohen**, State Controller
- **Gavin Newsom**, Governor

Advisory Members:

- **Gustavo Velasquez**, Director of California Department of Housing and Community Development (HCD)
- **Vacant**, Executive Director of California Housing Finance Agency (CalHFA)

Additional Information

Interim Executive Director: Marina Wiant

CDLAC Contact Information:

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

www.treasurer.ca.gov/cdlac

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California Debt Limit Allocation Committee

AGENDA ITEM 2

Approval of the Minutes of

the August 5, 2025,

Meeting



California Debt Limit Allocation Committee

901 P Street, Room 102
Sacramento, CA 95814

June 18, 2025

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 1:02 p.m. with the following Committee members present:

Voting Members:

Fiona Ma, CPA, State Treasurer, Chairperson
Malia M. Cohen, State Controller
Michele Perrault for Gavin Newsom, Governor

Advisory Members:

Gustavo Velasquez, Department of Housing and Community Development (HCD) Director
Stephanie McFadden for VACANT, California Housing Finance Agency (CalHFA) Executive Director

2. *Agenda Item: Approval of the Minutes of the April 8, 2025, Meeting*

Chairperson Ma called for public comments:
None.

MOTION: Ms. Perrault motioned to approve the minutes of the April 8, 2025, meeting, and Ms. Cohen 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, informed the Committee that CDLAC entered into a contract for rent in the amount of \$126,585.

Ms. Wiant said there has been federal activity related to lowering the 50% test. The House of Representatives passed its 'Big Beautiful Bill,' which includes a six-year period where the 50% test would be lowered to 25%. The Senate has proposed to make that change permanent. The alignment and timing will be seen when the bill passes, but the 25% test provision seems to be in the bill, which is good news for CDLAC. Staff is looking at how to implement this change. The way the legislation reads is that the 25% test would apply to bonds issued after December 31, 2025. That means that if the bill were to pass early enough, staff could come to the Committee in August and make changes for Round 3 of the 4% program to implement that change. Staff is thinking about how to do that and considering what that



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might look like. If the bill does not pass before the July 4 holiday, it will be challenging for staff to implement it in time for Round 3. If the bill passes, staff will work quickly with stakeholders to determine the best way to move forward. This change would allow nearly twice as many Qualified Residential Rental Housing Projects (QRRP) to be funded with the 4% tax credit program.

Chairperson Ma asked if funding those projects would require CDLAC bond allocation.

Ms. Wiant said volume cap would be used for those projects, but they would only need to finance 25% of the project using bonds, as opposed to 50%.

Chairperson Ma said that would mean potentially doubling the number of funded projects.

Ms. Wiant said the staff is keeping a close eye on that. She also wants to flag for the Committee and stakeholders that in August, CDLAC changed its process for requesting extensions. There is an administrative extension that can be granted by the Executive Director for 90 days, and any other extensions beyond that need to go to the Committee. Ms. Wiant urged stakeholders that these extensions should not be taken lightly. The extensions should be requested only in the event that a project truly has a financing challenge outside the control of the developer. Staff have been looking back at last year's awards and are disappointed to see that nearly 25% of the projects awarded in August have yet to close. This will be discussed more later as it relates to supplemental allocations, but Ms. Wiant wants to urge the community to come in with applications that are truly ready to go and fulfill their obligation to issue bonds and close construction financing within their designated date.

Chairperson Ma called for public comments:

Tommy Beadel asked if the Committee would think about different ways to adjust the QAP as they think about using the volume cap at 25% going into next year. He asked if the focus would still be on new construction or if it would shift more to acquisition and rehabilitation, and if any of those conversations have started, given the potential change to the 50% test.

Ms. Wiant said those conversations have not started yet, but if the bill were to pass, she imagines these issues would be contemplated more for next year. It might not be a competitive year, or it might still be competitive but less so. It would certainly open the door to more acquisition and rehabilitation projects for next year.

Chairperson Ma asked when CDLAC would ask for the inventory demand.

Ms. Wiant said that would happen in the fall.

Chairperson Ma closed public comments.

- 4. Agenda Item: Resolution No. 25-004, 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.)**



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Presented by: D.C. Navarrette

Mr. Navarrette explained that pursuant to Gov. Code, §8869.94, the Committee may adopt, amend, or repeal regulations to administer state ceiling as defined in Gov. Code, §8869.82. CDLAC staff proposes amendments to the regulations to continue refining the QRRP Program's competitive application process, as discussed during CDLAC public meetings. Consistent with the requirements of Gov. Code, §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 regulations text. The regulation change impacts Section 5231, which is the ranking. Staff recommends that the Committee approve the adoption of the regular rulemaking for amendments to select regulations.

Chairperson Ma called for public comments:
None.

MOTION: Ms. Cohen motioned to adopt the regular rulemaking for amendments to the CDLAC Regulations, and Ms. Perrault seconded the motion.

The motion passed unanimously via roll call vote.

5. **Agenda Item: Resolution No. 25-005, Discussion of Supplemental Allocation Tiebreaker Reductions**
Presented by: Marina Wiant and D.C. Navarrette

Mr. Navarrette explained that at the March 27, 2023, Committee meeting, the Committee adopted a tiebreaker reduction schedule for supplemental allocations that were awarded after Round 2 of 2022. Since then, staff has noticed that these reductions are not very impactful to the process. With the increase in supplemental requests, staff has moved up the schedule about half a percent in each category. This was posted in the documents with the agenda. Additionally, if a project requests a supplemental allocation prior to the closing of its original allocation and fails to close all allocations by the original allocation deadline, or the deadline after any extensions granted by the Executive Director, the general partners will be subject to a 5% tiebreaker reduction. This was not part of the tiebreaker reduction schedule originally.

Ms. Wiant said staff is finding that some individuals are using nominal supplemental requests that are under the Executive Director's control to essentially get an underground six-month extension. Staff is hoping the 5% tiebreaker reduction will discourage that behavior and encourage any extension requests beyond 90 days to come to the Committee. Staff will evaluate and include potential changes in the fall regulations package.

Ms. Perrault said she appreciates the staff monitoring this issue and coming up with some potential solutions, but she is not sure what the right number is in terms of the tiebreaker. She asked the staff to monitor that and come back with adjustments if needed.

Ms. Wiant said staff will do that. Additionally, this may be irrelevant if the 50% test is reduced to 25%.



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Chairperson Ma called for public comments:

Tommy Beadel asked if the 5% tiebreaker reduction would apply to supplemental requests approved by the Executive Director, supplemental requests approved by the Committee, or any supplemental requests.

Ms. Wiant said it would apply to supplemental requests at the Executive Director's level. The goal is for supplemental requests to be presented to the Committee. The Committee would be aware of extensions associated with supplemental requests big enough to require Committee approval.

Mr. Beadel asked if the goal is to curb supplemental requests or to curb extensions that are automatically granted due to receiving a supplemental allocation.

Ms. Wiant said the latter is the goal. There is still an opportunity for a project that needs a nominal supplemental allocation under the Executive Director's authority and also needs an extension to receive a 90-day extension without being subject to the 5% penalty. The project could also come to the Committee for a further extension without receiving the penalty because it would be an extension from the original allocation deadline. The penalty would only be applicable if a project came in for a supplemental allocation under the Executive Director's control and did not close by the original allocation deadline plus whatever extensions the project received.

Mr. Beadel asked if that would include the 90-day extension that can be requested from the Executive Director.

Ms. Wiant responded affirmatively.

Mr. Beadel said he would hate for tiebreakers to be reduced due to cost changes happening in the market that require a nominal supplemental allocation. He understands that the staff is trying to curb projects that are not ready to proceed receiving readiness points and then not closing on time. If a project was allocated a year ago and still has not closed, that is a problem because it is taking resources away from projects that are ready to proceed. He just wants to make sure nobody is negatively impacted by requesting a small supplemental allocation if necessary.

Seth Sterneck said he is generally supportive of the increased penalty for failing to meet readiness deadlines. He asked if the intent is to implement this just for supplemental allocations going forward or also for projects that have already received a supplemental allocation and are working toward closing.

Ms. Wiant said this would only apply to new supplemental requests from the date of the adoption of this change. The 16 projects that have not closed cannot be penalized.

Chairperson Ma closed public comments.

MOTION: Ms. Perrault motioned to adopt Resolution No. 25-005, and Ms. Cohen seconded the motion.

The motion passed unanimously via roll call vote.



6. **Agenda Item: Round 2 Award of Allocation of Qualified Private Activity Bonds for Exempt Facility (EXF) Projects (Cal. Code Regs., tit. 4, §5440)**

Presented by: Christina Vue

Ms. Vue explained that pursuant to Gov. Code, §8869.84 and 8869.85, CDLAC is allowed to determine the allocation of bonds for certain categories and determine the entities that can apply for allocation. Section 5440 of the CDLAC Regulations explains the ranking process for exempt projects. CDLAC received one application for EXF Round 2, and staff is recommending award of allocation to Athens Services Project (CA-25-106) for \$75 million. After this round, there will be \$22,495,000 remaining for Round 3. The applicant is here to answer questions about the project.

Chairperson Ma called for public comments:
None.

MOTION: Ms. Cohen motioned to approve the Round 2 award of allocation of Qualified Private Activity Bonds for Exempt Facility (EXF) projects, and Ms. Perrault seconded the motion.

7. **Agenda Item: Request to Waive Negative Points and Forfeiture of the Performance Deposit for a Qualified Residential Rental Project (QRRP) (Cal. Code Regs., tit. 4, §§ 5052, 5132, 5230)**

Presented by: Christina Vue

Ms. Vue explained that pursuant to Section 5052 of the CDLAC Regulations, 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 timeframe set forth in their CDLAC resolution. Section 5052(e) states that an applicant may request a waiver of the forfeiture of the performance deposit. The applicant, The Housing Authority of the County of Sacramento, is here today to request that the Committee waive the forfeiture of the performance deposit after one of its projects, Auburn Falls (CA-24-524), returned its allocation after it was unable to meet its issuance deadline of May 27, 2025. The project intends to reapply in the future, and the request to waive the forfeiture of the performance deposit is so that the performance deposit can be rolled over when the project reapplies for bond allocation in the future. The applicant is here today to answer questions.

Chairperson Ma invited the applicant to speak.

La Shelle Dozier, Executive Director of the Sacramento Housing and Redevelopment Agency (SHRA), explained that in August, the Housing Authority was awarded \$28.4 million in tax exempt bonds for Auburn Falls. CDLAC granted a bond issuance deadline extension until May 27, due to HUD approval delays. One building had huge structural issues and will have to be demolished, and therefore, it was removed from the application. HUD made the decision to start over, rather than continuing with the process. Therefore, the project will not be able to meet its deadline. As a result of those delays, the project is requesting a return of the \$100,000 performance deposit to be utilized for a future application. The project is also requesting that no negative points be assessed.



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Chairperson Ma called for public comments:

Cherene Sandidge from the Black Developers Forum (BDF) said she is not familiar with this project, but she would like to speak about the assessment of negative points and forfeiture of the performance deposit with respect to projects meeting unusual challenges. BIPOC developers are finding it very difficult to meet deadlines because investors have gotten crazy in terms of where and how much they want to lend. On her way to the meeting today, Ms. Sandidge heard the news that HUD is trying to cancel Section 8, and BDF has a Section 8 project. There is a lot going on, and Ms. Sandidge is in favor of the Committee allowing Auburn Falls to retain its performance deposit. There are huge challenges in the market that developers are facing right now.

Ms. Cohen asked Ms. Sandidge to explain some of the challenges in the market right now. Ms. Cohen understands the challenges at the federal level, but she would like to know about any others that she may be overlooking.

Ms. Sandidge said her organization has run the gamut of the usual industry investors who buy tax credits, and a lot of them have decided to buy energy credits instead because they are less complicated to use, and they do not have a clawback. This has resulted in developers losing some of the market to another aspect of tax credits. Additionally, there are a lot of investors who now only want specific projects.

Ms. Cohen asked which projects would be considered more favorable.

Ms. Sandidge said a project with a developer who has more than five projects, \$8 million in liquid assets, and \$40 million in hard assets, would be considered favorable. The underwriting has gotten so strategically difficult that many BIPOC developers cannot meet the threshold. Developers are being forced into a box, and maybe there are other things that should be considered. Until there is a budget approved, even the typical investors do not want to begin the CRA process.

Ms. Cohen asked if Ms. Sandidge is referring to the federal budget.

Ms. Sandidge said that is correct, because investors do not even know if they will have a tax burden.

Ms. Cohen said she is hearing that the investors are skittish, and they are reacting to the market fluctuations and uncertainty.

Ms. Sandidge said that is correct.

Ms. Cohen said that is consistent with what is happening in the stock market and the housing market. She is not sure if it is happening in the bond market.



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Ms. Sandidge said it is definitely happening in the bond market because they are not selling. The investors are saying the projects are beautiful and they do not have a problem with them, but if they have the choice between doing a project with a small, emerging developer or BRIDGE Housing, they will take the certainty every time.

Ms. Cohen said that of course, the investors would want a return on their investment.

Ms. Sandidge said the issue is not that the investors would not get a return on their investment with an emerging developer, but they want guaranteed returns.

Ms. Cohen said she understands.

Chairperson Ma closed public comments.

Chairperson Ma said the investors are also looking for cash flow and access to capital in case of contingencies. Some of the smaller developers do not have the ability to ask their investors or lenders to give them \$2-5 million.

Ms. Cohen asked Ms. Dozier if that is the case with her project.

Ms. Dozier said yes, on a very high level, that is the issue her organization is facing with HUD. All the contacts they have worked with for 20 years are gone, and there is a lot of consternation at the federal level. Starting over is a laborious process.

Ms. Cohen asked Ms. Wiant what the staff's recommendation is for this request.

Ms. Wiant said SHRA was in an uncommon situation in which HUD did not let them know that they would not meet the deadline until after the last Committee meeting. If they had known in March, they could have been on the April 8 meeting agenda requesting an extension. Ms. Wiant imagines that because of the issues the project is facing, the Committee would have granted that extension. There was nothing the staff could do at their level, given the May deadline. The project also could not take advantage of the supplemental allocation loophole because the project was actually sized down because of the building that had to be removed. This is an odd situation where the project could not take advantage of any of the opportunities for extensions.

Chairperson Ma said the Committee is always worried about setting precedent for future projects. She asked if this would set precedent if the request were granted and if more requests like this can be expected in the future.

Ms. Perrault said the project's situation is a perfect storm. Historically, the Committee has denied the waiver of the forfeiture of the performance deposit. In order to not create precedent, her suggestion is



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to deny the waiver of forfeiture of the performance deposit but waive the performance deposit when the project reapplies.

Ms. Cohen asked if Ms. Perrault is suggesting that the applicant could carry forward the performance deposit.

Ms. Perrault said yes, that is essentially what she is suggesting, but she wants to be careful about setting precedent.

Ms. Wiant said the Committee did something similar last year. The California State Soil project returned its allocation and was required to forfeit the performance deposit, but if the same project reapplies, a new performance deposit will not be required.

Ms. Perrault said the Committee wants to make sure projects are coming to CDLAC when they are ready, and not prematurely. However, she does not think that is the circumstance for Auburn Falls. This is not a case of readiness.

Ms. Cohen said that although this is not the answer Ms. Dozier wanted, she hopes she can understand since she works for a government agency.

Ms. Dozier said she understands, and the recommendation is fair.

MOTION: Ms. Perrault motioned to deny the waiver of forfeiture of the performance deposit but waive the requirement for an additional performance deposit if the same project reapplies in the future. Ms. Cohen seconded the motion.

The motion passed unanimously via roll call vote.

8. Request to Waive the Maximum Bond Allocation Amount (\$80,000,000) for Round 2 Qualified Residential Rental Project (Cal. Code Regs., tit. 4, § 5232)

Presented by: D.C. Navarrette

Mr. Navarrette explained that for projects subject to the competitive application process, CDLAC Regulation 5232(a) limits the bond allocation to no more than \$80 million for any proposed project. An applicant requesting an allocation in excess of \$80 million may seek a waiver from the Committee. There are eight projects requesting waivers today for supplemental allocations above \$80 million. One of those projects is a two-phase project, so there are seven requests total. CDLAC staff determined that each project meets the standard for receiving a waiver under CDLAC Regulation 5232(b).

Ms. Wiant said several of these projects have come to the Committee previously and received a waiver.

Chairperson Ma asked if staff recommends granting these waivers.



Ms. Wiant responded affirmatively.

Chairperson Ma called for public comments:

None.

MOTION: Ms. Cohen motioned grant the request to waive the maximum bond allocation amount for the Round 2 Qualified Residential Rental Projects, and Ms. Perrault seconded the motion.

The motion passed unanimously via roll call vote.

9. Request to Extend the Bond Allocation Issuance Deadline for Qualified Residential Rental Projects and Request to Waive Forfeiture of the Performance Deposit (Cal. Code Regs., tit. 4, §§ 5052, 5101, 5132, 5230)

Presented by: D.C. Navarrette

Mr. Navarrette said there were originally three projects requesting extensions, but one of them, The Walk Residences (CA-24-500 and CA-24-806), withdrew. That project will try to close on time and come back in August if necessary.

Chairperson Ma asked if staff recommends granting these waivers.

Mr. Navarrette responded affirmatively.

Chairperson Ma called for public comments:

Russell Morse from Meyers Nave said he is the outside land use counsel for SRP Affordable Housing, the developer of Sandstone Valley Apartments (CA-24-481). He explained that the project came to the Committee in April, and notable progress has been made since that time. The developer has been in direct communication with HCD's Enforcement Division regarding the preparation of a technical assistance letter for the project. They have been working with Brian Heaton and David Ying at HCD, who indicated in a recent meeting that they will write a technical assistance letter to the City of Murrieta in the immediate future to support the development of the project as proposed. This letter should significantly thaw the stalemate between the city and the developer and jumpstart the building permit approval process and the construction of the project. Because of HCD's significant workload, they have not finalized the letter yet, although they expect to get it out in the very near future. Therefore, the project is requesting an extension until August 2025. The developer believes that these recent developments will allow for expedited construction of the project.

Chairperson Ma closed public comments.

MOTION: Ms. Cohen motioned to approve the requests to extend the bond allocation issuance deadline for Qualified Residential Rental Projects and waive forfeiture of the performance deposit. Ms. Perrault seconded the motion.



The motion passed unanimously via roll call vote.

10. Public Comment

Cherene Sandidge said she has continued to come before the Committee to share BDF's efforts to restore Pasadena. They have three projects that will be coming to CDLAC, one of which is a school reuse housing project. The other projects are helping to restore some of the activity and rebuild in downtown Pasadena on Colorado Street. BDF is hosting a program planned for June 30 that is a collective of different groups in the area. They are extremely interested in bonds and working with Mr. Velasquez on HCD's programs. There is a lot of activity going on and they are working to build the residents' confidence to entrust them with moving forward with their ideas. They are pleased with the progress they are making, and the kickoff event will take place on June 30. She knows the Committee members will not come, but they are welcome.

Chairperson Ma asked for the time and location of the event.

Ms. Sandidge said the event will take place at UCLA at 10 a.m.

Chairperson Ma said she will be there.

Tommy Beadel echoed the statements made by a previous commenter about the challenges in the market and wants to put a finer point on it from a developer's perspective. The energy tax credits that are in the market are immediate. A LIHTC deal takes three or four years to develop before an institution can actually claim the tax credits against its income, whereas energy tax credits can be claimed immediately. Then, after a project has been developed for four years, the investor can write off income for 10 years. That is why energy tax credits are so much more desirable than LIHTCs. Additionally, as a result of the banking crisis that happened in California a year ago, two of the largest banks, which were the largest tax credit buyers in the state, are gone and are now owned by national banks that have CRA needs across the country, not just in California. With First Republic and Silicon Valley Bank coming out of the market, two of the largest tax credit buyers in California are no longer buying tax credits. The institutions that bought those banks, JPM and First Citizens, are buying in 50 states, not just in California. The market is very tough.

Mr. Beadel said that although the discussion today was focused on extensions and supplemental bond allocations to make sure deals are getting closed, finding tax credit equity in the market is very challenging, not just for the BIPOC investors, but for all investors in the market. The pricing has come down about 8-10%, so compared to deals that were previously being done at 83-84 cents a year ago, syndicators today are paying 77 cents for those same tax credits. With that drop in tax credit pricing, there is now a gap. Developers do not have any additional levers that they can pull. The bond market has increased by 50 basis points in the past six months, which has driven down the number of permanent loans that developers can borrow because the rates are now higher, and the lenders will only lend a certain amount of money. Developers are losing proceeds everywhere in the market; they are getting fewer permanent proceeds and less tax credit equity, and there is less demand for tax credit equity. It is simple supply and demand economics. There is plenty of supply, and Mr. Beadel has



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concerns about the 25% test because it will create more supply. There is not enough demand from investors to buy these tax credits, so he is concerned that the value of the credits will be eroded even further from mid-to-high 70 cents down to the 65-70 cent range because there will be an excess supply of tax credits, not just in California but across the country.

Mr. Beadel said he wanted to put a finer point, from a developer's perspective, on some of the challenges developers are seeing in the market. They are biting, kicking, and clawing to make sure they can find a tax credit partner and meet the liquidity and financial covenants put on them by the banks. All of that takes time. Finally, there are some challenges in the market, about which Mr. Beadel has already spoken with Ms. Wiant directly. One of the ways developers qualify for scoring is to have soft leveraged funds in the deal. If developers are not taking gap funding from a city or HCD, or other gap funds that have a bunch of requirements, the option is to apply for recycled bonds issued by Housing Finance Agencies (HFAs). The HFAs are not performing on their recycled bonds in the timeframe that they are committing to in the applications they are making.

Mr. Beadel said that sometimes, the delay in closing deals is not the developer's fault. It is actually the fault of the HSAs that are not issuing the recycled bonds that they have agreed to on time. Mr. Beadel has a couple of projects on which he has had to ask for extensions because CalHFA is not prepared to issue the recycled bonds in the timeframe they agreed to. The only reason Mr. Beadel's organization accepted the bonds was so they could have enough points to qualify with soft leveraged funding because they did not need gap funding. There are a lot of factors affecting developers' ability to close on time. Mr. Beadel agrees that there is also abuse in the system when developers are soaking up resources, waiting a year, and then not delivering, while there are other developers who have projects that are actually ready but are not winning allocations. Developers who are ready to develop projects are doing everything they can.

Chairperson Ma asked Ms. McFadden to respond to Mr. Beadel's comment.

Ms. McFadden said she is not aware of the details of the deals Mr. Beadel referred to, but she will look into them.

Chairperson Ma directed Mr. Beadel to contact CalHFA.

Mr. Beadel said he would love to be able to connect with Ms. McFadden, and he is working closely with people on her staff.

11. Adjournment

The meeting was adjourned at 1:43 p.m.



California Debt Limit Allocation Committee

AGENDA ITEM 3

Executive Director's Report



AGENDA ITEM 4

Extensions

**Request to Extend the Bond
Allocation Issuance Deadline for
Qualified Residential
Rental Projects and Request to
Waive Forfeiture of the
Performance Deposit
(Cal. Code Regs., tit. 4, §§ 5052,
5101, 5132, 5230)**

July 16, 2025

California Debt Limit Allocation Committee
901 P Street, Room 102
Sacramento, CA 95814
Attn: Marina Wiant, Interim Executive Director

Re: Request for 56-Day Extension to Bond Issuance Deadline
Project Name: Sandstone Valley Apartments
CDLAC Resolution#: 24-156
CDLAC App#: 24-481

Dear Ms. Wiant,

On August 6, 2024, CDLAC allocated to the project \$24,652,201 of the 2024 State Ceiling Qualified Private Activity Bonds with a bond issuance deadline of February 3, 2025.

On April 8, 2025, CDLAC approved a 45-day extension to the bond issuance deadline to June 19, 2025. This extension was due to various roadblocks created by the City of Murrieta and to give the project sponsor, CRP Affordable Housing and Community Development, time to work with HCD to determine if there is a basis for a lawsuit under the Housing Accountability Act and provide an update to CDLAC at the June 18th committee meeting.

On June 19th, 2025, CDLAC approved a 49-day extension, allowing additional time for HCD to provide a determination to the project sponsor and the City of Murietta related to the Housing Accountability Act.

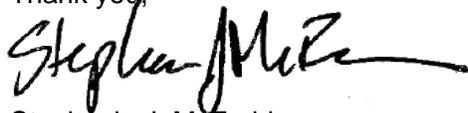
On July 15, 2025, CalHFA received a letter from the project sponsor explaining that while HCD has not made a final determination regarding their request, the consideration process is progressing and will be resolved soon. The project sponsor is requesting a 56-day extension to October 1, 2025. This will allow additional time for HCD to provide a determination to the project sponsor and the City of Murietta. The project sponsor will provide an update at the September 30, 2025, CDLAC meeting.

To continue supporting the validity of the project sponsor's claim under the Housing Accountability Act, CalHFA formally requests a 56-Day extension to the bond issuance deadline from August 6, 2025, to October 1, 2025. The developer will provide a status update at the September 30, 2025, CDLAC meeting and possibly request another extension to the bond issuance deadline.

CalHFA also requests that CDLAC waive any forfeiture of the performance deposit or assignment of negative points to the Project Sponsor that could be imposed by this request. These circumstances were outside of the Project Sponsor's control.

Please contact Kevin Brown at 916-326-8808 or kbrown@calhfa.ca.gov if you have any questions related to this request.

Thank you,



Stephanie J. McFadden
Director of Multifamily Programs



July 15, 2025

Kevin Brown
Housing Finance Officer
California Housing Finance Agency – Multifamily Programs
500 Capitol Mall, Suite 400, MS 990
Sacramento, CA 95814

RE: CDLAC Readiness Deadline – 60-Day Extension Request
CA-24-481 Sandstone Valley Apartments

Dear Mr. Brown,

On August 26, 2024, Sandstone Valley Apartments (CA-24-481) was awarded an allocation of \$25,652,201 tax-exempt bonds from CDLAC along with allocations of 4% tax credits and CA State Tax Credits through the Mixed Income Set-Aside. Per the CDLAC resolution, the Project's original readiness deadline was February 3, 2025. On January 31, 2025, CDLAC approved a 90-day hardship extension request which extended the issuance deadline to May 5, 2025. In the Sponsor's extension request, it was stated that the Project would be seeking an additional extension from the Committee at the April 8, 2025 CDLAC meeting. Following the 90-day extension, Sponsor requested a 45-day day extension to allow HCD's Housing Accountability and Enforcement Unit time to make a determination of the case which was assigned to an HCD analyst on February 24, 2025. The Committee granted the 45-day extension which brought the current deadline to June 19, 2025. The Committee subsequently granted the Project an extension through August 5, 2025, since HCD communicated that they would be issuing a Technical Assistance Letter to the City of Murrieta which would rule in favor of the proposed Project.

HCD has completed their drafting of the Technical Assistance Letter. As shown in the attached email thread, HCD's legal team is expected to have their review completed by July 16, 2025. Following HCD's legal review, a final review and approval will need to be completed by HCD's management before the TA Letter is sent to the City of Murrieta and published on HCD's website. The timing of HCD's management review is uncertain since it will be dependent on the number of other cases also requiring their review. Therefore, the development team formally requests that CDLAC grant an additional 60-day extension to allow time for HCD to issue their official determination to the Sponsor and the City of Murrieta. This 60-day extension would enable the Project's readiness deadline to not expire prior to the next Committee meeting scheduled for September 30, 2025. After an official HCD determination is received, Sponsor will have a clear path and timeline for permitting the Project.

Please do not hesitate to reach out if you have any questions or if any additional information would be helpful. We appreciate your time and consideration.

Sincerely,

DocuSigned by:

4B2ABD89EF604C6...

Paul Salib
Chief Executive Officer
CRP Affordable Housing and Community Development

From: Ying, David@HCD
To: Morse, Russell
Cc: Heaton, Brian@HCD; [Ted Harris \(tharris@calstrat.com\)](mailto:Tharris@calstrat.com); [Charles Watson \(cwatson@calstrat.com\)](mailto:Cwatson@calstrat.com)
Subject: Re: HAU 1644 Murietta Followup
Date: Friday, July 11, 2025 1:46:09 PM
Attachments: [image001.png](#)

Hello Russell,

We are expecting our legal team's review of the letter to be done by July 16, at which point we will immediately turn the letter around for final management review before publishing. I can't say how long the management review will take though, considering that duration will be affected by how many other materials are being reviewed around the same time.

Thank you,
David

From: Morse, Russell <rmorse@meyersnave.com>
Sent: Thursday, July 10, 2025 5:11 PM
To: Ying, David@HCD <David.Ying@hcd.ca.gov>
Cc: Heaton, Brian@HCD <Brian.Heaton@hcd.ca.gov>; Ted Harris (tharris@calstrat.com) <tharris@calstrat.com>; Charles Watson (cwatson@calstrat.com) <cwatson@calstrat.com>
Subject: RE: HAU 1644 Murietta Followup

Thanks David. Do you have an estimated day that it will be released?

I ask because there is now a new extension request which must be generated to the State financing agencies.

Can HCD either provide an email or a letter outlining the status of the letter and expected next steps? CRP's extension request needs to be submitted to CDLAC by end of this week and they will need some backup from HCD that they can provide as part of the request.

Let me know.
Thank you!

Russell

Russell E. Morse

Principal



email [bio \[meyersnave.com\]](mailto:rmorse@meyersnave.com) [website \[meyersnave.com\]](http://www.meyersnave.com)

office: 213.626.2906

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From: Ying, David@HCD <David.Ying@hcd.ca.gov>
Sent: Monday, July 7, 2025 5:55 PM
To: Morse, Russell <rmorse@meyersnave.com>
Cc: Heaton, Brian@HCD <Brian.Heaton@hcd.ca.gov>; Ted Harris (tharris@calstrat.com) <tharris@calstrat.com>; Charles Watson (cwatson@calstrat.com) <cwatson@calstrat.com>
Subject: Re: HAU 1644 Murietta Followup

Hello Russell,

I did have a good weekend. The letter is currently being reviewed by our legal team ahead of final management review.

Thank you,
David

From: Morse, Russell <rmorse@meyersnave.com>
Sent: Sunday, July 6, 2025 10:14 PM
To: Ying, David@HCD <David.Ying@hcd.ca.gov>
Cc: Heaton, Brian@HCD <Brian.Heaton@hcd.ca.gov>; Ted Harris (tharris@calstrat.com) <tharris@calstrat.com>; Charles Watson (cwatson@calstrat.com) <cwatson@calstrat.com>
Subject: RE: HAU 1644 Murietta Followup

Hi David and Brian – I hope you both had a nice holiday weekend. Any updates on the status of the letter?

Thanks!

Russell

Russell E. Morse

Principal



email bio@meyersnave.com website meyersnave.com

office: 213.626.2906

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From: Ying, David@HCD <David.Ying@hcd.ca.gov>
Sent: Tuesday, June 17, 2025 5:14 PM
To: Morse, Russell <rmorse@meyersnave.com>
Cc: Heaton, Brian@HCD <Brian.Heaton@hcd.ca.gov>; Ted Harris (tharris@calstrat.com)

<tharris@calstrat.com>; Charles Watson (cwatson@calstrat.com) <cwatson@calstrat.com>

Subject: Re: HAU 1644 Murietta Followup

[EXTERNAL E-MAIL]

Hello Russell,

I'm currently working on the letter, but it hasn't even been sent to Brian for it's first review. However, Gustavo is aware of the project and the situation around it.

Thank you,

David

From: Morse, Russell <rmorse@meyersnave.com>

Sent: Tuesday, June 17, 2025 3:31 PM

To: Ying, David@HCD <David.Ying@hcd.ca.gov>

Cc: Heaton, Brian@HCD <Brian.Heaton@hcd.ca.gov>; Ted Harris (tharris@calstrat.com) <tharris@calstrat.com>; Charles Watson (cwatson@calstrat.com) <cwatson@calstrat.com>

Subject: RE: HAU 1644 Murietta Followup

Good afternoon David and Brian – do you have an update on the status of the TA letter for this matter? I ask because the client has a board meeting tomorrow (June 18) before CDLAC (the California Debt Limit Allocation Committee), which as you know administers the State's tax-exempt bond program used to finance the project, and we would love to give me a more substantive update regarding status as we request an extension until August 2025 for financing the project. Gustavo likely will be attending this meeting.

Let me know.

Thanks again for all your help!

Russell

Russell E. Morse

Principal



email [bio \[meyersnave.com\]](mailto:rmorse@meyersnave.com) [website \[meyersnave.com\]](http://www.meyersnave.com)

office: 213.626.2906

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From: Morse, Russell

Sent: Tuesday, June 3, 2025 10:54 AM

To: Ying, David@HCD <David.Ying@hcd.ca.gov>

Cc: Heaton, Brian@HCD <brian.heaton@hcd.ca.gov>; Ted Harris (tharris@calstrat.com)

<tharris@calstrat.com>; Charles Watson (cwatson@calstrat.com) <cwatson@calstrat.com>

Subject: RE: HAU 1644 Murietta Followup

Brian and David – thank you both again for your time and attention to this matter. We appreciate your careful consideration of the issues and support HCD’s direction in this matter.

Timing

As we mentioned, the project is up against strict deadlines with respect to project funding from the State. The client, CRP Affordable Housing, must provide an update to CDLAC (California Debt Limit Allocation Committee), which as you know administers the State’s tax-exempt bond program used to finance affordable housing developments, on or before **June 16**. If the letter can be sent to the City prior to that date, then I think we are in good shape. However, if that timeline is too tight, we recommend that your team brief Gustavo regarding your direction so that he can be informed at the Committee meeting on June 18 (he always attends).

City’s Prior Knowledge of Slope

To Brian’s question regarding the City’s knowledge or discussion of the slope during entitlements: During entitlements, the applicant’s preliminary grading plans showed spot elevations along the site and roadway with existing topography along Hawthorn Street. The proposed site plan tied into the existing slope of Hawthorn at approximately 9% with minimal grading transitions at the site’s vehicular entrances. Hawthorn Street was also discussed extensively with respect to safety during entitlements. At the Murrieta’s Fire Department’s request, the applicant agreed to build more than just the street half-width (which is what is typically required). Instead, the applicant agreed to build the half width plus one extra lane which is beyond standard development. The specific percentage of the slope was never raised as an issue or discussed by the City or by City’s Engineering Dept. (even though they reviewed the entitlement plans and application).

Timeline of Project: Delays by City: This latest setback is only the last series of delays caused by the City related to this Project.

- December 22, 2021 - Submitted pre-application (not preliminary application)
- June 2022 - CRP filed for a Development Plan Permit for the Project with a request for a density bonus and incentives/concessions pursuant the State Density Bonus Law
- Jan 2023 - City deemed application complete
- Later Jan 2023 – Project scheduled for Director’s Hearing. City pushed the approval from a Director’s Hearing to Planning Commission hearing.
- Feb 2023 – Planning Commission hearing on Project.
- March 2023 - then City Mayor, Ms. Lisa DeForest, individually appealed the Project to City Council on the grounds that she did “not feel the chosen architectural style will not fit the surrounding community.”
- May 2023 – rather than fight the Mayor and her improper grounds for appeal, the applicant chose to settle the issue and concede to her subjective design requests at a substantial cost to the Applicant (appeal withdrawn)
- June 2023 – City required and approved a Substantial Conformance application for the new

design.

- April 2023 – April 2024 - Per Condition 53 of its Conditions of Approval for the Project, requiring the Project's adjacent street design to be approved by City Engineering prior to submitting for plan check, the Applicant's Engineer submitted a preliminary plan and profile for Hawthorne Street.

Condition 53: "The Permittee/Owner shall provide a preliminary plan & profile for Hawthorn Street, showing connectivity to Jefferson Ave to the east, and Adams Ave to the west. Said plan & profile shall be submitted to the Engineering Department, prior to first submittal of construction documents for grading permit purposes, for review and approval by the City Engineer. During this time, the City Engineering Department (for the first time) told the applicant that it required the design of the offsite Hawthorn Street improvements at a 6% maximum grade (per a rolling terrain condition). The current grade is approximately 9%. Accordingly, the Applicant (through its Engineers) had proposed the Hawthorn Street Improvement at a 9% grade (as currently exists and consistent with a mountainous terrain condition per State street standards). This demand, which derived from the vague condition mentioned above with no previous discussion, analysis, determination, or warning from the City, was first introduced by the City only AFTER the Project was approved and determined consistent with the General Plan and Zoning Ordinance. Further, the Condition of Approval provided no indication of the grade at which Hawthorn Street, a Secondary Highway, must be improved and relied on general plan and City Code standards that are entirely subjective in nature. This interpretation by the City Engineer/new demand requires the removal of hundreds of thousands (100,000s) of cubic feet of soil on Hawthorn Street and the Project site, and the construction of massive retaining walls (up to 40' high) throughout the site and the street, a condition that renders the Project infeasible to construct to the enormous cost to undertake this grading.

- April 2024 – The Applicant prepared and attempted to submit full construction plans for plan check, but the City refused to accept the plans because the City wanted the preliminary plan & profile for Hawthorn Street approved by the City Engineering Department before submittal.
- April 2024-January 2025 – The applicant, its engineers, Meyers Nave (legal), and California Strategies (outside consultant), met with City Staff, including the City Attorney, multiple times between April 2023 and January 2025 to try to resolve the issue, from both a legal and technical standpoint. The applicant provided peer reviews from multiple reputable engineering firms that (1) Hawthorn Street met the mountainous terrain classification under applicable regulations allowing for the street improvements as proposed by the applicant, and (2) that requiring an improved Hawthorn Street as proposed by the City was improperly subjective and constructing the Project as demanded by the City was impractical and infeasible, due to significant additional time and cost. The applicant even proposed many revised iterations of the street improvements to try to appease City Staff. Staff accepted none of the revised versions.
- January 2025 – It is still the applicant's position that the Project is currently infeasible to

construct based on the lack of available financing to cover, among other things, the cost of 100,000s of cubic yards of export of the mountain to improve the street and construction of up to 40-foot retaining walls in places to hold back the unexcavated portions of the site and adjacent street.

- February 2025 – Applicant files for Technical Assistance from HCD.

August 2024 Letter to City and Prior HCD NOV

Finally, I thought it might be helpful to re-send a letter my firm sent to the City in August 2024 regarding the subjective nature of the condition and a HCD City of Claremont NOV which is as close as I've found to our issue here.

As you review this, please let me know if there are any questions I can answer or help with in any regard.

Again, we all thank you for your assistance and attention to this critical matter.

All the best,

Russell E. Morse

Principal



email [bio \[meyersnave.com\]](mailto:bio@meyersnave.com) website [\[meyersnave.com\]](http://meyersnave.com)

office: 213.626.2906

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-----Original Appointment-----

From: Morse, Russell

Sent: Thursday, May 29, 2025 7:19 AM

To: Ying, David@HCD

Subject: Accepted: HAU 1644 Murietta Followup

When: Thursday, May 29, 2025 4:00 PM-4:30 PM (UTC-08:00) Pacific Time (US & Canada).

Where: Microsoft Teams Meeting

July 30, 2025

California Debt Limit Allocation Committee
901 P Street, Room 102
Sacramento, CA 95814
Attn: Marina Wiant, Interim Executive Director

Re: Request for 180-day Extension to Bond Issuance Deadline
Project Name: The Walk Residences
CDLAC Resolution#: 24-166 (Original) and 24-292 (Supplemental)
CDLAC App#: 24-500 (Original) and 24-806 (Supplemental)

Dear Ms. Wiant,

On July 30, 2025, CalHFA was asked by Primestor Development, LLC, the developer on the above-mentioned project, to request a 180-day extension to the bond issuance deadline of August 18, 2025.

As described in the attached letter from the Developer dated July 31, 2025, they would like to take advantage of the newly adopted 25% test and return a portion of their bond allocation which will free up additional tax-exempt bond resources available for projects apply to CDLAC's 3rd allocation round in 2025. The additional time will also be used to help formalize structuring caused by material tariff impositions.

CalHFA formally requests a 180-day extension to the bond issuance deadline from August 18, 2025, to February 13, 2026.

CalHFA also requests that CDLAC waive any forfeiture of the performance deposit or assignment of negative points to the Project Sponsor that could be imposed by this request. These circumstances were outside of the Project Sponsor's control.

Please contact Jessica McQueen at 916-326-8623 or jmcqueen@calhfa.ca.gov if you have any questions related to this request.

Thank you,



Stephanie J. McFadden
Director of Multifamily Programs

July 18, 2025

Stephanie McFadden
Director of Multifamily Programs
California Housing Finance Agency
500 Capitol Mall, Suite 400, MS 990
Sacramento, CA 95814

RE: CA-24-500 / The Walk Residences
12700 Norwalk Blvd. Norwalk, CA 90650

Dear Ms. McFadden:

I am writing to respectfully request a 90-day extension to the Readiness deadline for The Walk Residences (“the Project”) due to unforeseen geopolitical circumstances that have delayed the ability to achieve a financial loan closing by the August 18 deadline.

The Project is a component of a large-scale, mixed-use development known as Norwalk Entertainment District situated on 8-acres owned by the City of Norwalk. Development plans originated in 2021 to help the City address a significant housing deficiency by bringing forth 374 housing units (317 market rate units plus 56 affordable units), 90,000 square feet of community-serving retail and more than 100,000 square feet of event and gathering space next to the civic center. From on-the-ground community engagement through entitlement, parking and a 95-year ground-lease, the City of Norwalk continues to be a key partner and supporter of the Project.

In addition to providing high-quality market-rate and affordable housing units to the community, the Project is estimated to create approximately 900 construction and permanent jobs with a 60% local hire target. An additional 5% of workers are expected to qualify as Disabled Veteran Business Enterprises (DVBES), an important objective to City with a strong history of proud military service. The 374 residential units will be built from prefabricated modular steel components providing significant durability, fire and seismic safety in addition to sustainability benefits. In fact, this Project’s construction methodology is expected to deliver a ~30% reduction on embodied carbon versus traditional build, supporting the State’s 2045 net zero emission targets put forth in AB1279.

The Trump Administration increased tariffs in early 2025 and then subsequently further increased tariffs across multiple trading partners and specifically on steel products in the

spring and early summer. These material and unforeseen changes to U.S. trade policy has increased the Project's total cost of construction and therefore caused delays in due diligence and preparation for financial closing and groundbreaking. A 90-day extension provided by this committee will ensure the Project has adequate time to finalize work with its partners and commence construction by November.

Should you have any questions or need additional information, please feel free to contact Blake Coddington, Vice President of Primestor's Residential Division, at (213) 223-5586 or BCoddington@primestor.com.

Thank you for your time and understanding.

Sincerely,

RESIDENCES AT THE WALK, LP,
a California limited partnership

By: Residences at the Walk, LLC,
a California limited liability company,
Its Administrative General Partner

By: Primestor Development, LLC,
a Delaware limited liability company
Its Sole Member

By: Primestor Development, Inc.,
a Nevada corporation,
Its Manager

By: 
Arturo Sneider (Jul 18, 2025 16:49 PDT)
Arturo Sneider
Chief Executive Officer

July 18, 2025

California Debt Limit Allocation Committee
901 P Street, Room 102
Sacramento, CA 95814
Attn: Marina Wiant, Interim Executive Director

Re: Request for 60-Day Extension to Bond Issuance Deadline
Project Name: 831 Water Street
CDLAC Resolution#: 24-170 (original 8/6/2024) / 24-305 (supplemental 12/13/2024)
CDLAC App#: 24-509 / 24-813

Dear Ms. Wiant,

On August 6, 2024, CDLAC allocated to the project \$50,273,157 of 2024 State Ceiling Qualified Private Activity Bonds with a bond issuance deadline of February 24, 2025.

On December 13, 2024, CDLAC allocated supplemental 2024 State Ceiling Qualified Private Activity Bonds with a bond issuance deadline of June 3, 2025.

On February 28, 2025, CDLAC approved a 90-day extension to the bond issuance deadline to September 2, 2025. This extension provided additional time for the new tax credit investor to complete their underwriting process for closing.

On July 17, 2025, CalHFA received a request from Novin Development Corporation, the developer of the project, requesting an additional 60-day extension of the bond issuance deadline to November 1, 2025. The attached request explains delays in finalizing the construction budget, as well as the appraisal report. Both items are relevant to CalHFA's approval process. This extension will provide adequate time to finalize these items and prepare the project for consideration at CalHFA's September 18th board meeting. The remaining time will be used to prepare and finalize commitment and loan documents with a target closing by the end of October 2025.

CalHFA formally requests a 60-day extension to the bond issuance deadline from September 2, 2025, to November 1, 2025.

Please contact Kevin Brown at 916-326-8808 or kbrown@calhfa.ca.gov if you have any questions related to this request.

Thank you,



Stephanie J. McFadden
Director of Multifamily Programs



July 17, 2025

Kevin Brown
Housing Finance Officer
CalHFA- Multifamily Programs
500 Capitol Mall, Suite 400, MS 990
Sacramento, CA 95814

Dear Kevin,

I am writing this letter to request a 60-day extension to the issuance deadline for 831 Water Street (the Project). This pushes the issuance deadline from September 2, 2025, to November 3, 2025.

On August 6, 2024, the Project received an allocation with a bond issuance deadline of February 24, 2025, and on December 13, 2024, the Project received a Supplemental Allocation and a new bond issuance deadline of June 3, 2025. The Project has received approval from CDLAC for a 90-day extension of the original deadline, moving it to September 2, 2025. This extension was granted due to the tax credit investor requiring 180 days to complete underwriting of the developer into their portfolio. In parallel, the Project team has continued to advance other critical items and is currently working to finalize the appraisal and General Contractor's budget. If approved, the 60-day extension will provide the necessary time to resolve these remaining items.

Thank you for your consideration in this matter.

Sincerely,

Signed by:

2640C0C92EC64BD...

President

July 18, 2025

California Debt Limit Allocation Committee
901 P Street, Room 102
Sacramento, CA 95814
Attn: Marina Wiant, Interim Executive Director

Re: Request for 56-Day Extension to Bond Issuance Deadline
Project Name: 4345 Matilija
CDLAC Resolution# 24-216
CDLAC Appt # 24-604

Dear Ms. Wiant,

On June 23, 2025, CDLAC issued a 36-day hardship extension request, extending the bond issuance deadline to August 5, 2025. On July 17, 2025, CalHFA was asked by HVN Development, the Developer on the above-mentioned project, to request an additional 56-day extension to the bond issuance deadline of August 5, 2025.

As described in the attached letter from the Developer dated July 17, 2025, PNC, the equity investor and lender, has indicated that they cannot achieve the August 5, 2025, deadline. Additionally, the City of Los Angeles will need approximately 3-5 weeks after closing documents are circulated to provide the Accessibility Regulatory Agreement for closing.

CalHFA formally requests a 56-day extension to the bond issuance deadline from August 5, 2025, to September 30, 2025.

CalHFA also requests that CDLAC waive any forfeiture of the performance deposit or assignment of negative points to the Project Sponsor that could be imposed by this request. These circumstances were outside of the Project Sponsor's control.

Please contact Jessica McQueen at 916-326-8623 or jmcqueen@calhfa.ca.gov if you have any questions related to this request.

Thank you,



Stephanie J. McFadden
Director of Multifamily Programs



HVN Development, LLC
300 Spectrum Drive, Suite 1100
Irvine, CA 92618

Date: July 16, 2025

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

RE: Request for Allocation Issuance Extension

Project Name: 4345 Matilija

Application Number: 24-604

Dear Ms. Wiant,

As you might be aware, the California Debt Limit Allocation Committee (the “Committee”) received a letter from HVN Development, LLC (“HVN”) on behalf of California Housing Finance Agency (the “Issuer”) requesting a hardship extension to the issuance deadline for 4345 Matilija.

HVN has been working diligently to move this project forward; however, several unforeseen events have contributed to unavoidable delays:

- The equity investor and lender for 4345 Matilija is PNC bank. They are also investing in five additional deals with HVN. PNC has indicated they cannot achieve the extended deadline of August 5, 2025. On July 2, 2025, HVN received an email request indicating PNC needed additional time to close the deals (See **Attachment B**)

The request for extension from the equity investor and lender can be attributed to:

- The lender underestimated the time it would take to complete its internal process, including planning and cost review and signing off on underwriting from its various

committees and therefore is behind schedule (See **Attachment A**) by approximately 1-3 weeks.

- The lender has a complex multi-tiered investment committee process which must happen in a sequential manner. This includes the Equity Investment Committee, Construction Debt Investment Committee, and Agency Investment Committee. All three must review and sign off before 4345 Matilija can be considered final and submitted for rate lock and closing. Any lapse in staging these approvals has continued to cause delays.
- The complexity of the deals is high due to the ground-lease structure in the capital stack. The ground lease was entered into to preserve bond allocation and to reduce the obligation of HVN's sponsor loan to make the development feasible. This complexity requires additional time for PNC and the various stakeholders and parties to complete underwriting, structuring and review necessary prior to closing (Approximately 4 weeks).

In terms of scheduling, PNC has as indicated they are not prepared to close more than one transaction per week (as outlined in **Attachment B**) due to bandwidth limitations and the complexity of the transactions.

Furthermore, the City of Los Angeles has communicated that they will need approximately 3-5 weeks after closing documents are released to finalize the Accessibility Regulatory Agreement ("ARA") prior to closing.

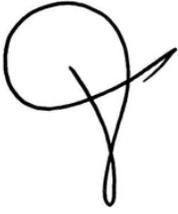
HVN's tentative closing date for this transaction is outlined in **Attachment A**. In order to allow for any unforeseen delays in the schedule which could arise from PNC or other stakeholders in the process (e.g., the City of Los Angeles), HVN has added a 10 business-day cushion to ensure we can coordinate closing with all involved entities and allow for potential delays, albeit City of La or PNC.

We therefore request a 56-day extension to the current bond issuance deadline of August 5, 2025, to September 30, 2025.

HVN remains committed to bringing this project to fruition and we continue to provide timely responses and feedback to all external stakeholders through the closing process. Allotting additional time will ensure a successful closing and continued compliance with all applicable program requirements and the future delivery of much needed affordable housing to the City of Los Angeles.

Please do not hesitate to contact us should you need any additional information or documentation.

Sincerely,

A handwritten signature in black ink, consisting of a large, rounded 'J' followed by a vertical line that curves slightly to the right at the bottom.

J.P. Sciammarella
Chief Financial Officer
HVN Development, LLC
(949) 782-6025
jp@hvndevelopment.com

cc:

Brandon Locke, California Housing Finance Agency
Tommy Beadel, HVN Development, LLC

CDLAC Extension Timeline

HVN Development, LLC

Prepared: Data as of July 16, 2025

Project Name	3981 Meier	8911 Ramsgate	5749 Brynhurst	4345 Matilija	5625 Case	3412 Victoria
Number	24-605	24-609	24-608	24-604	24-607	24-606
Original Deadline	7/23/2025	6/9/2025	7/21/2025	6/30/2025	6/30/2025	6/9/2025
Extended Deadline	8/5/2025	8/8/2025	8/5/2025	8/5/2025	8/5/2025	8/8/2025
PNC Requested Close Date	9/16/2025	9/16/2025	9/17/2025	9/16/2025	9/16/2025	9/24/2025
HVN Requested Close Date	9/30/2025	9/30/2025	10/1/2025	9/30/2025	9/30/2025	10/8/2025
Number of Days from current issuance deadline	56	53	57	56	56	61
<u>Delay Relating To Contractor</u>						
Date HVN Change	3/15/2025	3/15/2025	3/15/2025	3/15/2025	3/15/2025	3/15/2025
Date New Contractor Procured	4/29/2025	4/29/2025	4/29/2025	4/29/2025	4/29/2025	4/29/2025
Date Statement of Values Received	5/27/2025	5/21/2025	6/19/2025	6/10/2025	6/10/2025	7/1/2025
Completion of Lender PCR	7/10/2025	7/1/2025	7/30/2025	7/21/2025	7/21/2025	8/11/2025
Estimated PCR and Contract Review/Sign Off	7/17/2025	7/8/2025	8/6/2025	7/28/2025	7/28/2025	8/18/2025
Estimated Lender Committee Approval	7/19/2025	7/10/2025	8/8/2025	7/30/2025	7/30/2025	8/20/2025
Lender Adjusted Request for Committee Approval	8/6/2025	8/13/2025	9/3/2025	8/27/2025	8/20/2025	9/10/2025
Lender Adjusted Requested Closing	8/20/2025	8/27/2025	9/17/2025	9/10/2025	9/3/2025	9/24/2025
<u>Delay Relating To CalHFA Recycled Bond Cap</u>						
Date Requested To Change	Not Prior to Late July					
<u>Delay Relating To Ground Lease Structure</u>						
Date Lender/Investor Approved Proceeding with Ground Lease Structure	6/12/2025	6/12/2025	6/12/2025	6/12/2025	6/12/2025	6/12/2025
Estimated Date Form Ground Lease Circulated	6/28/2025	6/28/2025	6/28/2025	6/28/2025	6/28/2025	6/28/2025
Legal Dilligence Required	7/28/2025	7/28/2025	7/28/2025	7/28/2025	7/28/2025	7/28/2025
<u>City of Los Angeles ARA Process</u>						
Date all background check documents provided	1/14/2025	1/14/2025	1/14/2025	1/14/2025	1/14/2025	1/14/2025
Date all formation documents provided	5/15/2025	5/15/2025	5/15/2025	5/15/2025	5/15/2025	5/15/2025
Date ARA received from City of Los Angeles	6/17/2025	5/29/2025	6/10/2025	6/17/2025	5/13/2025	not received

Other Notes: As of 7/14/25 lender has not produced construction loan docs.

Items in red denote item still outstanding. For example, based on delivery of 8911 Ramsgate SOV, lender PCR should have been received 7/1/25

Notes:

1 - Delays relating to contractor can be summarized as follows: new contractors were needed to address bonding capacity issues, staffing issues (meaning 6 projects were too much for any one contractor), re-pricing due to the Los Angeles fires, staffing concerns due to Los Angeles fires (i.e., resourcing going to rebuild impacted areas), tariff pressures, and most recently the immigration enforcement and civil unrest in the City of Los Angeles (please note this has impacted several current HVN deals whereby subs are not wanting to travel into the City of Los Angeles).

2 - Brynhurst and Victoria SOV taking longer due to: Brynhurst specific plan requires additional exterior work and decorative design; and Victoria delayed due to City of Los Angeles. In the case of Victoria, it took approximately 2 months to receive the appropriate flood map from the City (completely unresponsive) prior to being able to get plans reconfigured and stamped (approx 1 month).

3 - HVN is attempting to integrate a ground lease structure into its deals. Due to Note 1 above, interest rate movement, and results from appraisals and u/w, the sponsor loans in these deals have grown materially. In order to close these deal and not require six supplemental bond allocations from CDLAC (bond allocation that could be used for other projects) time is needed to work through the ground lease structure for the developer, lender and equity investor.

4 - Not factored above is the process of receiving the City of Los Angeles' regulatory agreement. Draft agreements have been received for all projects with the exception of Matilija and Meier although all documents were supplied to the City in January 2025. While we don't anticipate further delays, it is quite possible the City will not be responsive, which is completely outside the control of the Developer, Lender or Equity.

HVN Timeline

From Karakatsanis, Christian D <christian.karakatsanis@pnc.com>

Date Thu 7/17/2025 2:55 PM

To JP Sciammarella <jp@hvndevelopment.com>

Cc Steur, Peter R <peter.steur@pnc.com>; Mauch, Jody <jody.mauch@pnc.com>; Wong, Vanessa <vanessa.wong@pnc.com>; Williams, Daniel <daniel.williams@pnc.com>

 1 attachment (12 KB)

Copy of HVN Closing Schedule.xlsx;

JP,

Attached please find the updated closing timeline for these transactions. Note, we will aim to stagger Meier, Case and Matilija.

Thanks,

Christian Karakatsanis

Vice President, Agency Underwriting Manager

PNC Multifamily Capital

Remote Employee – New York, NY

Email: christian.karakatsanis@pnc.com

Phone: (412) 579-7967

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<u>Deal</u>	<u>Equity Underwriting Package Submission</u>	<u>Agency Submission for Manager Review</u>	<u>Equity (TCS) Investment Committee</u>	<u>Agency Underwriting Submission to Committee & Debt Investor</u>	<u>Debt Investor Approval</u>	<u>Pricing (Cushion Built In from Debt Investor Approval)</u>	<u>Closing</u>
8911 Ramsgate	8/19/2025	8/20/2025	8/26/2025	8/27/2025	9/2/2025	9/9/2025	9/16/2025
3981 Meier	8/19/2025	8/20/2025	8/26/2025	8/27/2025	9/2/2025	9/9/2025	9/16/2025
2625 Case	8/19/2025	8/20/2025	8/26/2025	8/27/2025	9/2/2025	9/9/2025	9/16/2025
4345 Matilija	8/19/2025	8/20/2025	8/26/2025	8/27/2025	9/2/2025	9/9/2025	9/16/2025
5749 Brynhurst	8/19/2025	8/20/2025	8/26/2025	8/27/2025	9/3/2025	9/10/2025	9/17/2025
3412 S Victoria	8/26/2025	8/27/2025	9/2/2025	9/3/2025	9/10/2025	9/17/2025	9/24/2025



MULTIFAMILY CAPITAL

Date: July 14, 2025

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

RE: Request for Allocation Issuance Extension

Project Names: 3981 Meier (24-605), 8911 Ramsgate (24-609), 5625 Case (24-607), 3412 Victoria (24-606), 4345 Matilija (24-604), and 5749 Brynhurst (24-608). Collectively referred to as the "Projects".

Dear Ms. Wiant,

The purpose of this letter is to support the request from HVN Development, LLC ("HVN") for an additional deadline extension from the California Debt Limit Allocation Committee (the "Committee").

HVN and PNC have been working diligently to move this project forward; however, additional time is needed to close these transactions due to the following circumstances:

- The developer (HVN) is newly formed and their product type in the City of Los Angeles is unique. As such, typical items such as underwriting, reviewing the financial strength of HVN's guarantor, and leveraging prior document sets did not exist for these transactions (e.g., LPA's, construction loan docs, bond documents, etc.), thus necessitating additional time for underwriting and legal review prior to closing the transactions.
- The complexity of the transactions is higher than normal due to the ground lease structure that has been utilized in these transactions. HVN is utilizing the structure to preserve bond allocation along with reducing the need for additional soft sources in the capital stack. These structures are new and highly complex, thus requiring due care and time for review not only from PNC, but from other external stakeholders including the ground lessor, Safehold.
- PNC is a regulated bank and the investor approval process is complex and has multiple stages (equity, debt, etc.) that must be followed carefully and in accordance with company policy.

PNC is committed to closing the Projects as quickly as reasonably possible.

PNC has provided an estimated timeline to HVN, which has been communicated by the developer to the Commission. While it's our belief that PNC can close these transactions in accordance with the timeline provided to you by the developer, there are other extenuating circumstances which could delay the closings. Namely, the City of Los Angeles must deliver an Accessibility Regulatory Agreement ("ARA") prior to closing. It is our understanding HVN has delivered all required deliverables to the City of Los Angeles as of the date of this letter, however, the City of Los Angeles could take significant amounts of time to process requests the final versions of the ARA once the bond documents are in final form.

PNC remains committed to the Project closings and support HVN's request for an additional extension from the Commission.

Please do not hesitate to contact us should you need any additional information or documentation.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Gaber", with a long horizontal flourish extending to the right.

Michael Gaber
Senior Vice President
PNC Multifamily Capital
(714) 473-0535
Michael.Gaber@pnc.com

cc:

Brandon Locke, California Housing Finance Agency
Peter Steur, PNC Multifamily Capital



MULTIFAMILY CAPITAL

Date: July 14, 2025

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

RE: Request for Allocation Issuance Extension

Project Names: 3981 Meier (24-605), 8911 Ramsgate (24-609), 5625 Case (24-607), 3412 Victoria (24-606), 4345 Matilija (24-604), and 5749 Brynhurst (24-608). Collectively referred to as the "Projects".

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PNC remains committed to the Project closings and support HVN's request for an additional extension from the Commission.

Please do not hesitate to contact us should you need any additional information or documentation.

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(714) 473-0535
Michael.Gaber@pnc.com

cc:

Brandon Locke, California Housing Finance Agency
Peter Steur, PNC Multifamily Capital

July 17, 2025

California Debt Limit Allocation Committee
901 P Street, Room 102
Sacramento, CA 95814
Attn: Marina Wiant, Interim Executive Director

Re: Request for 56-Day Extension to Bond Issuance Deadline
Project Name: 3981 Meier
CDLAC Resolution# 24-217
CDLAC Appt # 24-605

Dear Ms. Wiant,

On June 23, 2025, CDLAC issued a 15-day hardship extension request, extending the bond issuance deadline to August 5, 2025. On July 16, 2025, CalHFA was asked by HVN Development, the Developer on the above-mentioned project, to request an additional 56-day extension to the bond issuance deadline of August 5, 2025.

As described in the attached letter from the Developer dated July 16, 2025, PNC, the equity investor and lender, has indicated that they cannot achieve the August 5, 2025, deadline. Additionally, the City of Los Angeles will need approximately 3-5 weeks after closing documents are circulated to provide the Accessibility Regulatory Agreement for closing.

CalHFA formally requests a 56-day extension to the bond issuance deadline from August 5, 2025, to September 30, 2025.

CalHFA also requests that CDLAC waive any forfeiture of the performance deposit or assignment of negative points to the Project Sponsor that could be imposed by this request. These circumstances were outside of the Project Sponsor's control.

Please contact Jessica McQueen at 916-326-8623 or jmcqueen@calhfa.ca.gov if you have any questions related to this request.

Thank you,



Stephanie J. McFadden
Director of Multifamily Programs



HVN Development, LLC

300 Spectrum Drive, Suite 1100
Irvine, CA 92618

Date: July 16, 2025

To: Marina Wiant

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

RE: Request for Allocation Issuance Extension

Project Name: 3981 Meier

Application Number: 24-605

Dear Ms. Wiant,

As you might be aware, the California Debt Limit Allocation Committee (the “Committee”) received a letter from HVN Development, LLC (“HVN”) on behalf of California Housing Finance Agency (the “Issuer”) requesting a hardship extension to the issuance deadline for 3981 Meier.

HVN has been working diligently to move this project forward; however, several unforeseen events have contributed to unavoidable delays:

- The equity investor and lender for 3981 Meier is PNC bank. They are also investing in five additional deals with HVN. PNC has indicated they cannot achieve the extended deadline of August 5, 2025. On July 2, 2025, HVN received an email request indicating PNC needed additional time to close the deals (See **Attachment B**).

The request for extension from the equity investor and lender can be attributed to:

- The lender underestimated the time it would take to complete its internal process, including planning and cost review and signing off on underwriting from its various

committees and therefore is behind schedule (See **Attachment A**) by approximately 1-3 weeks.

- The lender has a complex multi-tiered investment committee process which must happen in a sequential manner. This includes the Equity Investment Committee, Construction Debt Investment Committee, and Agency Investment Committee. All three must review and sign off before 3981 Meier can be considered final and submitted for rate lock and closing. Any lapse in staging these approvals has continued to cause delays.
- The complexity of the deals is high due to the ground-lease structure in the capital stack. The ground lease was entered into to preserve bond allocation and to reduce the obligation of HVN's sponsor loan to make the development feasible. This complexity requires additional time for PNC and the various stakeholders and parties to complete underwriting, structuring and review necessary prior to closing (Approximately 4 weeks).

In terms of scheduling, PNC has indicated they are not prepared to close more than one transaction per week (as outlined in **Attachment B**) due to bandwidth limitations and the complexity of the transactions.

Furthermore, the City of Los Angeles has communicated that they will need apx. 3-5 weeks after closing documents are released to finalize the Accessibility Regulatory Agreement ("ARA") prior to closing.

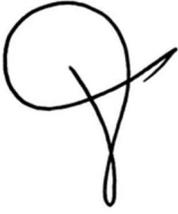
HVN's tentative closing date for this transaction is outlined in **Attachment A**. In order to allow for any unforeseen delays in the schedule which could arise from PNC or other stakeholders in the process (e.g., the City of Los Angeles), HVN has added a 10 business-day cushion to ensure we can coordinate closing with all involved entities and allow for potential delays, albeit City of La or PNC.

We therefore request a 56-day extension to the current bond issuance deadline of August 5, 2025, to September 30, 2025.

HVN remains committed to bringing this project to fruition and we continue to provide timely responses and feedback to all external stakeholders through the closing process. Allotting additional time will ensure a successful closing and continued compliance with all applicable program requirements and the future delivery of much needed affordable housing to the City of Los Angeles.

Please do not hesitate to contact us should you need any additional information or documentation.

Sincerely,

A handwritten signature in black ink, consisting of a large, rounded 'J' followed by a vertical line that loops back to the right and then down.

J.P. Sciammarella
Chief Financial Officer
HVN Development, LLC
(949) 782-6025
jp@hvndevelopment.com

cc:

Brandon Locke, California Housing Finance Agency
Tommy Beadel, HVN Development, LLC



MULTIFAMILY CAPITAL

Date: July 14, 2025

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

RE: Request for Allocation Issuance Extension

Project Names: 3981 Meier (24-605), 8911 Ramsgate (24-609), 5625 Case (24-607), 3412 Victoria (24-606), 4345 Matilija (24-604), and 5749 Brynhurst (24-608). Collectively referred to as the "Projects".

Dear Ms. Wiant,

The purpose of this letter is to support the request from HVN Development, LLC ("HVN") for an additional deadline extension from the California Debt Limit Allocation Committee (the "Committee").

HVN and PNC have been working diligently to move this project forward; however, additional time is needed to close these transactions due to the following circumstances:

- The developer (HVN) is newly formed and their product type in the City of Los Angeles is unique. As such, typical items such as underwriting, reviewing the financial strength of HVN's guarantor, and leveraging prior document sets did not exist for these transactions (e.g., LPA's, construction loan docs, bond documents, etc.), thus necessitating additional time for underwriting and legal review prior to closing the transactions.
- The complexity of the transactions is higher than normal due to the ground lease structure that has been utilized in these transactions. HVN is utilizing the structure to preserve bond allocation along with reducing the need for additional soft sources in the capital stack. These structures are new and highly complex, thus requiring due care and time for review not only from PNC, but from other external stakeholders including the ground lessor, Safehold.
- PNC is a regulated bank and the investor approval process is complex and has multiple stages (equity, debt, etc.) that must be followed carefully and in accordance with company policy.

PNC is committed to closing the Projects as quickly as reasonably possible.

PNC has provided an estimated timeline to HVN, which has been communicated by the developer to the Commission. While it's our belief that PNC can close these transactions in accordance with the timeline provided to you by the developer, there are other extenuating circumstances which could delay the closings. Namely, the City of Los Angeles must deliver an Accessibility Regulatory Agreement ("ARA") prior to closing. It is our understanding HVN has delivered all required deliverables to the City of Los Angeles as of the date of this letter, however, the City of Los Angeles could take significant amounts of time to process requests the final versions of the ARA once the bond documents are in final form.

PNC remains committed to the Project closings and support HVN's request for an additional extension from the Commission.

Please do not hesitate to contact us should you need any additional information or documentation.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Gaber", with a long horizontal flourish extending to the right.

Michael Gaber
Senior Vice President
PNC Multifamily Capital
(714) 473-0535
Michael.Gaber@pnc.com

cc:

Brandon Locke, California Housing Finance Agency
Peter Steur, PNC Multifamily Capital

July 18, 2025

California Debt Limit Allocation Committee
901 P Street, Room 102
Sacramento, CA 95814
Attn: Marina Wiant, Interim Executive Director

Re: Request for 53-Day Extension to Bond Issuance Deadline
Project Name: 3412 Victoria
CDLAC Resolution#: 24-218
CDLAC App#: 24-606

Dear Ms. Wiant,

On June 5, 2025, CDLAC issued a 60-day hardship extension request, extending the bond issuance deadline to August 8, 2025. On July 17, 2025, CalHFA was asked by HVN Development, the Developer on the above-mentioned project, to request an additional 61-day extension to the bond issuance deadline of August 8, 2025.

As described in the attached letter from the Developer dated July 16, 2025, PNC, the equity investor and lender, has indicated that they cannot achieve the August 8, 2025, deadline. Additionally, the City of Los Angeles will need approximately 3-5 weeks after closing documents are circulated to provide the Accessibility Regulatory Agreement for closing.

However, CalHFA formally requests a 53-day extension of the bond issuance deadline of August 8, 2025, to September 30, 2025. In the event that the Developer may need additional time they will present the request to the Committee at the September 30, 2025, CDLAC meeting.

CalHFA also requests that CDLAC waive any forfeiture of the performance deposit or assignment of negative points to the Project Sponsor that could be imposed by this request. These circumstances were outside of the Project Sponsor's control.

Please contact Jessica McQueen at 916-326-8623 or jmcqueen@calhfa.ca.gov if you have any questions related to this request.

Thank you,



Stephanie J. McFadden
Director of Multifamily Programs



HVN Development, LLC

300 Spectrum Drive, Suite 1100
Irvine, CA 92618

Date: July 16, 2025

To: Marina Wiant

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

RE: Request for Allocation Issuance Extension

Project Name: 3412 Victoria

Application Number: 24-606

Dear Ms. Wiant,

As you might be aware, the California Debt Limit Allocation Committee (the “Committee”) received a letter from HVN Development, LLC (“HVN”) on behalf of California Housing Finance Agency (the “Issuer”) requesting a hardship extension to the issuance deadline for 3412 Victoria.

HVN has been working diligently to move this project forward; however, several unforeseen events have contributed to unavoidable delays:

- The equity investor and lender for 3412 Victoria is PNC bank. They are also investing in five additional deals with HVN. PNC has indicated they cannot achieve the extended deadline of August 8, 2025. On July 2, 2025, HVN received an email request indicating PNC needed additional time to close the deals (See **Attachment B**).

The request for extension from the equity investor and lender can be attributed to:

- The lender underestimated the time it would take to complete its internal process, including planning and cost review and signing off on underwriting from its various

committees and therefore is behind schedule (See **Attachment A**) by approximately 1-3 weeks.

- The lender has a complex multi-tiered investment committee process which must happen in a sequential manner. This includes the Equity Investment Committee, Construction Debt Investment Committee, and Agency Investment Committee. All three must review and sign off before 3412 Victoria can be considered final and submitted for rate lock and closing. Any lapse in staging these approvals has continued to cause delays.
- The complexity of the deals is high due to the ground-lease structure in the capital stack. The ground lease was entered into to preserve bond allocation and to reduce the obligation of HVN's sponsor loan to make the development feasible. This complexity requires additional time for PNC and the various stakeholders and parties to complete underwriting, structuring and review necessary prior to closing (Approximately 4 weeks).

In terms of scheduling, PNC has indicated they are not prepared to close more than one transaction per week (as outlined in **Attachment B**) due to bandwidth limitations and the complexity of the transactions.

Furthermore, the City of Los Angeles has communicated that they will need approximately 3-5 weeks after closing documents are released to finalize the Accessibility Regulatory Agreement ("ARA") prior to closing.

HVN's tentative closing date for this transaction is outlined in **Attachment A**. In order to allow for any unforeseen delays in the schedule which could arise from PNC or other stakeholders in the process (e.g., the City of Los Angeles), HVN has added a 10 business-day cushion to ensure we can coordinate closing with all involved entities and allow for potential delays, albeit City of La or PNC.

We therefore request a 61-day extension to the current bond issuance deadline of August 5, 2025, to October 8, 2025.

HVN remains committed to bringing this project to fruition and we continue to provide timely responses and feedback to all external stakeholders through the closing process. Allotting additional time will ensure a successful closing and continued compliance with all applicable program requirements and the future delivery of much needed affordable housing to the City of Los Angeles.

Please do not hesitate to contact us should you need any additional information or documentation.

Sincerely,

A handwritten signature in black ink, consisting of a large, rounded 'J' followed by a vertical line that curves slightly to the right at the bottom.

J.P. Sciammarella
Chief Financial Officer
HVN Development, LLC
(949) 782-6025
jp@hvndevelopment.com

cc:

Brandon Locke, California Housing Finance Agency
Tommy Beadel, HVN Development, LLC



MULTIFAMILY CAPITAL

Date: July 14, 2025

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

RE: Request for Allocation Issuance Extension

Project Names: 3981 Meier (24-605), 8911 Ramsgate (24-609), 5625 Case (24-607), 3412 Victoria (24-606), 4345 Matilija (24-604), and 5749 Brynhurst (24-608). Collectively referred to as the "Projects".

Dear Ms. Wiant,

The purpose of this letter is to support the request from HVN Development, LLC ("HVN") for an additional deadline extension from the California Debt Limit Allocation Committee (the "Committee").

HVN and PNC have been working diligently to move this project forward; however, additional time is needed to close these transactions due to the following circumstances:

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Peter Steur, PNC Multifamily Capital

July 18, 2025

California Debt Limit Allocation Committee
901 P Street, Room 102
Sacramento, CA 95814
Attn: Marina Wiant, Interim Executive Director

Re: Request for 56-Day Extension to Bond Issuance Deadline
Project Name: 5625 Case
CDLAC Resolution# 24-219
CDLAC Appt # 24-607

Dear Ms. Wiant,

On June 23, 2025, CDLAC issued a 36-day hardship extension request, extending the bond issuance deadline to August 5, 2025. On July 16, 2025, CalHFA was asked by HVN Development, the Developer on the above-mentioned project, to request an additional 56-day extension to the bond issuance deadline of August 5, 2025.

As described in the attached letter from the Developer dated July 16, 2025, PNC, the equity investor and lender, has indicated that they cannot achieve the August 5, 2025, deadline. Additionally, the City of Los Angeles will need approximately 3-5 weeks after closing documents are circulated to provide the Accessibility Regulatory Agreement for closing.

CalHFA formally requests a 56-day extension to the bond issuance deadline from August 5, 2025, to September 30, 2025.

CalHFA also requests that CDLAC waive any forfeiture of the performance deposit or assignment of negative points to the Project Sponsor that could be imposed by this request. These circumstances were outside of the Project Sponsor's control.

Please contact Jessica McQueen at 916-326-8623 or jmcqueen@calhfa.ca.gov if you have any questions related to this request.

Thank you,



Stephanie J. McFadden
Director of Multifamily Programs



HVN Development, LLC

300 Spectrum Drive, Suite 1100
Irvine, CA 92618

Date: July 16, 2025

To: Marina Wiant

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

RE: Request for Allocation Issuance Extension

Project Name: 5625 Case

Application Number: 24-607

Dear Ms. Wiant,

As you might be aware, the California Debt Limit Allocation Committee (the “Committee”) received a letter from HVN Development, LLC (“HVN”) on behalf of California Housing Finance Agency (the “Issuer”) requesting a hardship extension to the issuance deadline for 5625 Case.

HVN has been working diligently to move this project forward; however, several unforeseen events have contributed to unavoidable delays:

- The equity investor and lender for 5625 Case is PNC bank. They are also investing in five additional deals with HVN. PNC has indicated they cannot achieve the extended deadline of August 5, 2025. On July 2, 2025, HVN received an email request indicating PNC needed additional time to close the deals (See **Attachment B**).

The request for extension from the equity investor and lender can be attributed to:

- The lender underestimated the time it would take to complete its internal process, including planning and cost review and signing off on underwriting from its various

committees and therefore is behind schedule (See **Attachment A**) by approximately 1-3 weeks.

- The lender has a complex multi-tiered investment committee process which must happen in a sequential manner. This includes the Equity Investment Committee, Construction Debt Investment Committee, and Agency Investment Committee. All three must review and sign off before 5625 Case can be considered final and submitted for rate lock and closing. Any lapse in staging these approvals has continued to cause delays.
- The complexity of the deals is high due to the ground-lease structure in the capital stack. The ground lease was entered into to preserve bond allocation and to reduce the obligation of HVN's sponsor loan to make the development feasible. This complexity requires additional time for PNC and the various stakeholders and parties to complete underwriting, structuring and review necessary prior to closing (Approximately 4 weeks).

In terms of scheduling, PNC has indicated they are not prepared to close more than one transaction per week (as outlined in **Attachment B**) due to bandwidth limitations and the complexity of the transactions.

Furthermore, the City of Los Angeles has communicated that they will need approximately 3-5 weeks after closing documents are released to finalize the Accessibility Regulatory Agreement ("ARA") prior to closing.

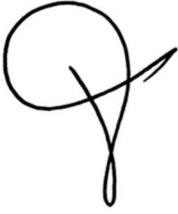
HVN's tentative closing date for this transaction is outlined in **Attachment A**. In order to allow for any unforeseen delays in the schedule which could arise from PNC or other stakeholders in the process (e.g., the City of Los Angeles), HVN has added a 10 business-day cushion to ensure we can coordinate closing with all involved entities and allow for potential delays, albeit City of La or PNC.

We therefore request a 56-day extension to the current bond issuance deadline of August 5, 2025, to September 30, 2025.

HVN remains committed to bringing this project to fruition and we continue to provide timely responses and feedback to all external stakeholders through the closing process. Allotting additional time will ensure a successful closing and continued compliance with all applicable program requirements and the future delivery of much needed affordable housing to the City of Los Angeles.

Please do not hesitate to contact us should you need any additional information or documentation.

Sincerely,

A handwritten signature in black ink, consisting of a large, rounded 'J' followed by a 'P' and a long, sweeping tail that loops back under the 'P'.

J.P. Sciammarella
Chief Financial Officer
HVN Development, LLC
(949) 782-6025
jp@hvndevelopment.com

cc:

Brandon Locke, California Housing Finance Agency
Tommy Beadel, HVN Development, LLC



MULTIFAMILY CAPITAL

Date: July 14, 2025

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

RE: Request for Allocation Issuance Extension

Project Names: 3981 Meier (24-605), 8911 Ramsgate (24-609), 5625 Case (24-607), 3412 Victoria (24-606), 4345 Matilija (24-604), and 5749 Brynhurst (24-608). Collectively referred to as the "Projects".

Dear Ms. Wiant,

The purpose of this letter is to support the request from HVN Development, LLC ("HVN") for an additional deadline extension from the California Debt Limit Allocation Committee (the "Committee").

HVN and PNC have been working diligently to move this project forward; however, additional time is needed to close these transactions due to the following circumstances:

- The developer (HVN) is newly formed and their product type in the City of Los Angeles is unique. As such, typical items such as underwriting, reviewing the financial strength of HVN's guarantor, and leveraging prior document sets did not exist for these transactions (e.g., LPA's, construction loan docs, bond documents, etc.), thus necessitating additional time for underwriting and legal review prior to closing the transactions.
- The complexity of the transactions is higher than normal due to the ground lease structure that has been utilized in these transactions. HVN is utilizing the structure to preserve bond allocation along with reducing the need for additional soft sources in the capital stack. These structures are new and highly complex, thus requiring due care and time for review not only from PNC, but from other external stakeholders including the ground lessor, Safehold.
- PNC is a regulated bank and the investor approval process is complex and has multiple stages (equity, debt, etc.) that must be followed carefully and in accordance with company policy.

PNC is committed to closing the Projects as quickly as reasonably possible.

PNC has provided an estimated timeline to HVN, which has been communicated by the developer to the Commission. While it's our belief that PNC can close these transactions in accordance with the timeline provided to you by the developer, there are other extenuating circumstances which could delay the closings. Namely, the City of Los Angeles must deliver an Accessibility Regulatory Agreement ("ARA") prior to closing. It is our understanding HVN has delivered all required deliverables to the City of Los Angeles as of the date of this letter, however, the City of Los Angeles could take significant amounts of time to process requests the final versions of the ARA once the bond documents are in final form.

PNC remains committed to the Project closings and support HVN's request for an additional extension from the Commission.

Please do not hesitate to contact us should you need any additional information or documentation.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Gaber", with a long horizontal flourish extending to the right.

Michael Gaber
Senior Vice President
PNC Multifamily Capital
(714) 473-0535
Michael.Gaber@pnc.com

cc:

Brandon Locke, California Housing Finance Agency
Peter Steur, PNC Multifamily Capital

July 18, 2025

California Debt Limit Allocation Committee
901 P Street, Room 102
Sacramento, CA 95814
Attn: Marina Wiant, Interim Executive Director

Re: Request for 56-Day Extension to Bond Issuance Deadline
Project Name: 5749 Brynhurst
CDLAC Resolution# 24-220
CDLAC Appt # 24-608

Dear Ms. Wiant,

On June 23, 2025, CDLAC issued a 15-day hardship extension request, extending the bond issuance deadline to August 5, 2025. On July 16, 2025, CalHFA was asked by HVN Development, the Developer on the above-mentioned project, to request an additional 57-day extension to the bond issuance deadline of August 5, 2025.

As described in the attached letter from the Developer dated July 16, 2025, PNC, the equity investor and lender, has indicated that they cannot achieve the August 5, 2025, deadline. Additionally, the City of Los Angeles will need approximately 3-5 weeks after closing documents are circulated to provide the Accessibility Regulatory Agreement for closing.

However, CalHFA formally requests a 56-day extension of the bond issuance deadline of August 8, 2025, to September 30, 2025. In the event that the Developer may need additional time, they will present the request to the Committee at the September 30, 2025, CDLAC meeting.

CalHFA also requests that CDLAC waive any forfeiture of the performance deposit or assignment of negative points to the Project Sponsor that could be imposed by this request. These circumstances were outside of the Project Sponsor's control.

Please contact Jessica McQueen at 916-326-8623 or jmcqueen@calhfa.ca.gov if you have any questions related to this request.

Thank you,



Stephanie J. McFadden
Director of Multifamily Programs



HVN Development, LLC
300 Spectrum Drive, Suite 1100
Irvine, CA 92618

Date: July 16, 2025

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

RE: Request for Allocation Issuance Extension

Project Name: 5749 Brynhurst

Application Number: 24-608

Dear Ms. Wiant,

As you might be aware, the California Debt Limit Allocation Committee (the “Committee”) received a letter from HVN Development, LLC (“HVN”) on behalf of California Housing Finance Agency (the “Issuer”) requesting a hardship extension to the issuance deadline for 5749 Brynhurst.

HVN has been working diligently to move this project forward; however, several unforeseen events have contributed to unavoidable delays:

- The equity investor and lender for 5749 Brynhurst is PNC bank. They are also investing in five additional deals with HVN. PNC has indicated they cannot achieve the extended deadline of August 5, 2025. On July 2, 2025, HVN received an email request indicating PNC needed additional time to close the deals (See **Attachment B**).

The request for extension from the equity investor and lender can be attributed to:

- The lender underestimated the time it would take to complete its internal process, including planning and cost review and signing off on underwriting from its various

committees and therefore is behind schedule (See **Attachment A**) by approximately 1-3 weeks.

- The lender has a complex multi-tiered investment committee process which must happen in a sequential manner. This includes the Equity Investment Committee, Construction Debt Investment Committee, and Agency Investment Committee. All three must review and sign off before 5749 Brynhurst can be considered final and submitted for rate lock and closing. Any lapse in staging these approvals has continued to cause delays.
- The complexity of the deals is high due to the ground-lease structure in the capital stack. The ground lease was entered into to preserve bond allocation and to reduce the obligation of HVN's sponsor loan to make the development feasible. This complexity requires additional time for PNC and the various stakeholders and parties to complete underwriting, structuring and review necessary prior to closing (Approximately 4 weeks).

In terms of scheduling, PNC has indicated they are not prepared to close more than one transaction per week (as outlined in **Attachment B**) due to bandwidth limitations and the complexity of the transactions.

Furthermore, the City of Los Angeles has communicated that they will need apx. 3-5 weeks after closing documents are released to finalize the Accessibility Regulatory Agreement ("ARA") prior to closing.

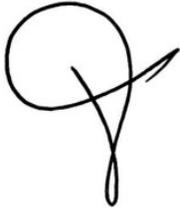
HVN's tentative closing date for this transaction is outlined in **Attachment A**. In order to allow for any unforeseen delays in the schedule which could arise from PNC or other stakeholders in the process (e.g., the City of Los Angeles), HVN has added a 10 business-day cushion to ensure we can coordinate closing with all involved entities and allow for potential delays, albeit City of La or PNC.

We therefore request 57-day extension to the current bond issuance deadline of August 5, 2025, to October 1, 2025.

HVN remains committed to bringing this project to fruition and we continue to provide timely responses and feedback to all external stakeholders through the closing process. Allotting additional time will ensure a successful closing and continued compliance with all applicable program requirements and the future delivery of much needed affordable housing to the City of Los Angeles.

Please do not hesitate to contact us should you need any additional information or documentation.

Sincerely,

A handwritten signature in black ink, consisting of a large, rounded 'J' followed by a vertical line that curves slightly to the right at the bottom.

J.P. Sciammarella
Chief Financial Officer
HVN Development, LLC
(949) 782-6025
jp@hvndevelopment.com

cc:

Brandon Locke, California Housing Finance Agency
Tommy Beadel, HVN Development, LLC

CDLAC Extension Timeline

HVN Development, LLC

Prepared: Data as of July 16, 2025

Project Name	3981 Meier	8911 Ramsgate	5749 Brynhurst	4345 Matilija	5625 Case	3412 Victoria
Number	24-605	24-609	24-608	24-604	24-607	24-606
Original Deadline	7/23/2025	6/9/2025	7/21/2025	6/30/2025	6/30/2025	6/9/2025
Extended Deadline	8/5/2025	8/8/2025	8/5/2025	8/5/2025	8/5/2025	8/8/2025
PNC Requested Close Date	9/16/2025	9/16/2025	9/17/2025	9/16/2025	9/16/2025	9/24/2025
HVN Requested Close Date	9/30/2025	9/30/2025	10/1/2025	9/30/2025	9/30/2025	10/8/2025
Number of Days from current issuance deadline	56	53	57	56	56	61
<u>Delay Relating To Contractor</u>						
Date HVN Change	3/15/2025	3/15/2025	3/15/2025	3/15/2025	3/15/2025	3/15/2025
Date New Contractor Procured	4/29/2025	4/29/2025	4/29/2025	4/29/2025	4/29/2025	4/29/2025
Date Statement of Values Received	5/27/2025	5/21/2025	6/19/2025	6/10/2025	6/10/2025	7/1/2025
Completion of Lender PCR	7/10/2025	7/1/2025	7/30/2025	7/21/2025	7/21/2025	8/11/2025
Estimated PCR and Contract Review/Sign Off	7/17/2025	7/8/2025	8/6/2025	7/28/2025	7/28/2025	8/18/2025
Estimated Lender Committee Approval	7/19/2025	7/10/2025	8/8/2025	7/30/2025	7/30/2025	8/20/2025
Lender Adjusted Request for Committee Approval	8/6/2025	8/13/2025	9/3/2025	8/27/2025	8/20/2025	9/10/2025
Lender Adjusted Requested Closing	8/20/2025	8/27/2025	9/17/2025	9/10/2025	9/3/2025	9/24/2025
<u>Delay Relating To CalHFA Recycled Bond Cap</u>						
Date Requested To Change	Not Prior to Late July					
<u>Delay Relating To Ground Lease Structure</u>						
Date Lender/Investor Approved Proceeding with Ground Lease Structure	6/12/2025	6/12/2025	6/12/2025	6/12/2025	6/12/2025	6/12/2025
Estimated Date Form Ground Lease Circulated	6/28/2025	6/28/2025	6/28/2025	6/28/2025	6/28/2025	6/28/2025
Legal Dilligence Required	7/28/2025	7/28/2025	7/28/2025	7/28/2025	7/28/2025	7/28/2025
<u>City of Los Angeles ARA Process</u>						
Date all background check documents provided	1/14/2025	1/14/2025	1/14/2025	1/14/2025	1/14/2025	1/14/2025
Date all formation documents provided	5/15/2025	5/15/2025	5/15/2025	5/15/2025	5/15/2025	5/15/2025
Date ARA received from City of Los Angeles	6/17/2025	5/29/2025	6/10/2025	6/17/2025	5/13/2025	not received

Other Notes: As of 7/14/25 lender has not produced construction loan docs.

Items in red denote item still outstanding. For example, based on delivery of 8911 Ramsgate SOV, lender PCR should have been received 7/1/25

Notes:

- Delays relating to contractor can be summarized as follows: new contractors were needed to address bonding capacity issues, staffing issues (meaning 6 projects were too much for any one contractor), re-pricing due to the Los Angeles fires, staffing concerns due to Los Angeles fires (i.e., resourcing going to rebuild impacted areas), tariff pressures, and most recently the immigration enforcement and civil unrest in the City of Los Angeles (please note this has impacted several current HVN deals whereby subs are not wanting to travel into the City of Los Angeles).
- Brynhurst and Victoria SOV taking longer due to: Brynhurst specific plan requires additional exterior work and decorative design; and Victoria delayed due to City of Los Angeles. In the case of Victoria, it took approximately 2 months to receive the appropriate flood map from the City (completely unresponsive) prior to being able to get plans reconfigured and stamped (approx 1 month).
- HVN is attempting to integrate a ground lease structure into its deals. Due to Note 1 above, interest rate movement, and results from appraisals and u/w, the sponsor loans in these deals have grown materially. In order to close these deal and not require six supplemental bond allocations from CDLAC (bond allocation that could be used for other projects) time is needed to work through the ground lease structure for the developer, lender and equity investor.
- Not factored above is the process of receiving the City of Los Angeles' regulatory agreement. Draft agreements have been received for all projects with the exception of Matilija and Meier although all documents were supplied to the City in January 2025. While we don't anticipate further delays, it is quite possible the City will not be responsive, which is completely outside the control of the Developer, Lender or Equity.

HVN Timeline

From Karakatsanis, Christian D <christian.karakatsanis@pnc.com>

Date Thu 7/17/2025 2:55 PM

To JP Sciammarella <jp@hvndevelopment.com>

Cc Steur, Peter R <peter.steur@pnc.com>; Mauch, Jody <jody.mauch@pnc.com>; Wong, Vanessa <vanessa.wong@pnc.com>; Williams, Daniel <daniel.williams@pnc.com>

■ 1 attachment (12 KB)

Copy of HVN Closing Schedule.xlsx;

JP,

Attached please find the updated closing timeline for these transactions. Note, we will aim to stagger Meier, Case and Matilija.

Thanks,

Christian Karakatsanis

Vice President, Agency Underwriting Manager

PNC Multifamily Capital

Remote Employee – New York, NY

Email: christian.karakatsanis@pnc.com

Phone: (412) 579-7967

The contents of this email are the property of PNC. If it was not addressed to you, you have no legal right to read it. If you think you received it in error, please notify the sender. Do not forward or copy without permission of the sender. This message may be considered a commercial electronic message under Canadian law or this message may contain an advertisement of a product or service and thus may constitute a commercial electronic mail message under US law. You may unsubscribe at any time from receiving commercial electronic messages from PNC at <https://cloud.e.pnc.com/globalunsubscribe>
PNC, 249 Fifth Avenue, Pittsburgh, PA 15222; pnc.com

<u>Deal</u>	<u>Equity Underwriting Package Submission</u>	<u>Agency Submission for Manager Review</u>	<u>Equity (TCS) Investment Committee</u>	<u>Agency Underwriting Submission to Committee & Debt Investor</u>	<u>Debt Investor Approval</u>	<u>Pricing (Cushion Built In from Debt Investor Approval)</u>	<u>Closing</u>
8911 Ramsgate	8/19/2025	8/20/2025	8/26/2025	8/27/2025	9/2/2025	9/9/2025	9/16/2025
3981 Meier	8/19/2025	8/20/2025	8/26/2025	8/27/2025	9/2/2025	9/9/2025	9/16/2025
5625 Case	8/19/2025	8/20/2025	8/26/2025	8/27/2025	9/2/2025	9/9/2025	9/16/2025
4345 Matilija	8/19/2025	8/20/2025	8/26/2025	8/27/2025	9/2/2025	9/9/2025	9/16/2025
5749 Brynhurst	8/19/2025	8/20/2025	8/26/2025	8/27/2025	9/3/2025	9/10/2025	9/17/2025
3412 S Victoria	8/26/2025	8/27/2025	9/2/2025	9/3/2025	9/10/2025	9/17/2025	9/24/2025



MULTIFAMILY CAPITAL

Date: July 14, 2025

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

RE: Request for Allocation Issuance Extension

Project Names: 3981 Meier (24-605), 8911 Ramsgate (24-609), 5625 Case (24-607), 3412 Victoria (24-606), 4345 Matilija (24-604), and 5749 Brynhurst (24-608). Collectively referred to as the "Projects".

Dear Ms. Wiant,

The purpose of this letter is to support the request from HVN Development, LLC ("HVN") for an additional deadline extension from the California Debt Limit Allocation Committee (the "Committee").

HVN and PNC have been working diligently to move this project forward; however, additional time is needed to close these transactions due to the following circumstances:

- The developer (HVN) is newly formed and their product type in the City of Los Angeles is unique. As such, typical items such as underwriting, reviewing the financial strength of HVN's guarantor, and leveraging prior document sets did not exist for these transactions (e.g., LPA's, construction loan docs, bond documents, etc.), thus necessitating additional time for underwriting and legal review prior to closing the transactions.
- The complexity of the transactions is higher than normal due to the ground lease structure that has been utilized in these transactions. HVN is utilizing the structure to preserve bond allocation along with reducing the need for additional soft sources in the capital stack. These structures are new and highly complex, thus requiring due care and time for review not only from PNC, but from other external stakeholders including the ground lessor, Safehold.
- PNC is a regulated bank and the investor approval process is complex and has multiple stages (equity, debt, etc.) that must be followed carefully and in accordance with company policy.

PNC is committed to closing the Projects as quickly as reasonably possible.

PNC has provided an estimated timeline to HVN, which has been communicated by the developer to the Commission. While it's our belief that PNC can close these transactions in accordance with the timeline provided to you by the developer, there are other extenuating circumstances which could delay the closings. Namely, the City of Los Angeles must deliver an Accessibility Regulatory Agreement ("ARA") prior to closing. It is our understanding HVN has delivered all required deliverables to the City of Los Angeles as of the date of this letter, however, the City of Los Angeles could take significant amounts of time to process requests the final versions of the ARA once the bond documents are in final form.

PNC remains committed to the Project closings and support HVN's request for an additional extension from the Commission.

Please do not hesitate to contact us should you need any additional information or documentation.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Gaber", with a long horizontal flourish extending to the right.

Michael Gaber
Senior Vice President
PNC Multifamily Capital
(714) 473-0535
Michael.Gaber@pnc.com

cc:

Brandon Locke, California Housing Finance Agency
Peter Steur, PNC Multifamily Capital



MULTIFAMILY CAPITAL

Date: July 14, 2025

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

RE: Request for Allocation Issuance Extension

Project Names: 3981 Meier (24-605), 8911 Ramsgate (24-609), 5625 Case (24-607), 3412 Victoria (24-606), 4345 Matilija (24-604), and 5749 Brynhurst (24-608). Collectively referred to as the "Projects".

Dear Ms. Wiant,

The purpose of this letter is to support the request from HVN Development, LLC ("HVN") for an additional deadline extension from the California Debt Limit Allocation Committee (the "Committee").

HVN and PNC have been working diligently to move this project forward; however, additional time is needed to close these transactions due to the following circumstances:

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PNC has provided an estimated timeline to HVN, which has been communicated by the developer to the Commission. While it's our belief that PNC can close these transactions in accordance with the timeline provided to you by the developer, there are other extenuating circumstances which could delay the closings. Namely, the City of Los Angeles must deliver an Accessibility Regulatory Agreement ("ARA") prior to closing. It is our understanding HVN has delivered all required deliverables to the City of Los Angeles as of the date of this letter, however, the City of Los Angeles could take significant amounts of time to process requests the final versions of the ARA once the bond documents are in final form.

PNC remains committed to the Project closings and support HVN's request for an additional extension from the Commission.

Please do not hesitate to contact us should you need any additional information or documentation.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Gaber", with a long horizontal flourish extending to the right.

Michael Gaber
Senior Vice President
PNC Multifamily Capital
(714) 473-0535
Michael.Gaber@pnc.com

cc:

Brandon Locke, California Housing Finance Agency
Peter Steur, PNC Multifamily Capital

July 18, 2025

California Debt Limit Allocation Committee
901 P Street, Room 102
Sacramento, CA 95814
Attn: Marina Wiant, Interim Executive Director

Re: Request for 53-Day Extension to Bond Issuance Deadline
Project Name: 8911 Ramsgate
CDLAC Resolution# 24-221
CDLAC Appt # 24-609

Dear Ms. Wiant,

On June 3, 2025, CDLAC issued a 60-day hardship extension request, extending the bond issuance deadline to June 9, 2025. On July 16, 2025, CalHFA was asked by HVN Development, the Developer on the above-mentioned project, to request an additional 53-day extension to the bond issuance deadline of August 8, 2025.

As described in the attached letter from the Developer dated July 17, 2025, PNC, the equity investor and lender, has indicated that they cannot achieve the August 8, 2025, deadline. Additionally, the City of Los Angeles will need approximately 3-5 weeks after closing documents are circulated to provide the Accessibility Regulatory Agreement for closing.

CalHFA formally requests a 53-day extension to the bond issuance deadline from August 8, 2025, to September 30, 2025.

CalHFA also requests that CDLAC waive any forfeiture of the performance deposit or assignment of negative points to the Project Sponsor that could be imposed by this request. These circumstances were outside of the Project Sponsor's control.

Please contact Jessica McQueen at 916-326-8623 or jmcqueen@calhfa.ca.gov if you have any questions related to this request.

Thank you,



Stephanie J. McFadden
Director of Multifamily Programs



HVN Development, LLC

300 Spectrum Drive, Suite 1100

Irvine, CA 92618

Date: July 16, 2025

To: Marina Wiant

Interim Executive Director

California Debt Limit Allocation Committee

901 P Street, Suite 213A

Sacramento, CA 95814

RE: Request for Allocation Issuance Extension

Project Name: 8911 Ramsgate

Application Number: 24-609

Dear Ms. Wiant,

As you might be aware, the California Debt Limit Allocation Committee (the “Committee”) received a letter from HVN Development, LLC (“HVN”) on behalf of California Housing Finance Agency (the “Issuer”) requesting a hardship extension to the issuance deadline for 8911 Ramsgate.

HVN has been working diligently to move this project forward; however, several unforeseen events have contributed to unavoidable delays:

- The equity investor and lender for 8911 Ramsgate is PNC bank. They are also investing in five additional deals with HVN. PNC has indicated they cannot achieve the extended deadline of August 8, 2025. On July 2, 2025, HVN received an email request indicating PNC needed additional time to close the deals (See **Attachment B**).

The request for extension from the equity investor and lender can be attributed to:

- The lender underestimated the time it would take to complete its internal process, including planning and cost review and signing off on underwriting from its various

committees and therefore is behind schedule (See **Attachment A**) by approximately 1-3 weeks.

- The lender has a complex multi-tiered investment committee process which must happen in a sequential manner. This includes the Equity Investment Committee, Construction Debt Investment Committee, and Agency Investment Committee. All three must review and sign off before 8911 Ramsgate can be considered final and submitted for rate lock and closing. Any lapse in staging these approvals has continued to cause delays.
- The complexity of the deals is high due to the ground-lease structure in the capital stack. The ground lease was entered into to preserve bond allocation and to reduce the obligation of HVN's sponsor loan to make the development feasible. This complexity requires additional time for PNC and the various stakeholders and parties to complete underwriting, structuring and review necessary prior to closing (Approximately 4 weeks).

In terms of scheduling, PNC has indicated they are not prepared to close more than one transaction per week (as outlined in **Attachment B**) due to bandwidth limitations and the complexity of the transactions.

Furthermore, the City of Los Angeles has communicated that they will need apx. 3-5 weeks after closing documents are released to finalize the Accessibility Regulatory Agreement ("ARA") prior to closing.

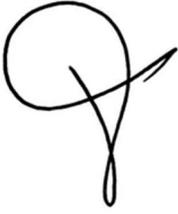
HVN's tentative closing date for this transaction is outlined in **Attachment A**. In order to allow for any unforeseen delays in the schedule which could arise from PNC or other stakeholders in the process (e.g., the City of Los Angeles), HVN has added a 10 business-day cushion to ensure we can coordinate closing with all involved entities and allow for potential delays, albeit City of La or PNC.

We therefore request 53-day extension to the current bond issuance deadline of August 8, 2025, to September 30, 2025.

HVN remains committed to bringing this project to fruition and we continue to provide timely responses and feedback to all external stakeholders through the closing process. Allotting additional time will ensure a successful closing and continued compliance with all applicable program requirements and the future delivery of much needed affordable housing to the City of Los Angeles.

Please do not hesitate to contact us should you need any additional information or documentation.

Sincerely,

A handwritten signature in black ink, consisting of a large, rounded 'J' followed by a vertical line that curves slightly to the right at the bottom.

J.P. Sciammarella
Chief Financial Officer
HVN Development, LLC
(949) 782-6025
jp@hvndevelopment.com

cc:

Brandon Locke, California Housing Finance Agency
Tommy Beadel, HVN Development, LLC



MULTIFAMILY CAPITAL

Date: July 14, 2025

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

RE: Request for Allocation Issuance Extension

Project Names: 3981 Meier (24-605), 8911 Ramsgate (24-609), 5625 Case (24-607), 3412 Victoria (24-606), 4345 Matilija (24-604), and 5749 Brynhurst (24-608). Collectively referred to as the "Projects".

Dear Ms. Wiant,

The purpose of this letter is to support the request from HVN Development, LLC ("HVN") for an additional deadline extension from the California Debt Limit Allocation Committee (the "Committee").

HVN and PNC have been working diligently to move this project forward; however, additional time is needed to close these transactions due to the following circumstances:

- The developer (HVN) is newly formed and their product type in the City of Los Angeles is unique. As such, typical items such as underwriting, reviewing the financial strength of HVN's guarantor, and leveraging prior document sets did not exist for these transactions (e.g., LPA's, construction loan docs, bond documents, etc.), thus necessitating additional time for underwriting and legal review prior to closing the transactions.
- The complexity of the transactions is higher than normal due to the ground lease structure that has been utilized in these transactions. HVN is utilizing the structure to preserve bond allocation along with reducing the need for additional soft sources in the capital stack. These structures are new and highly complex, thus requiring due care and time for review not only from PNC, but from other external stakeholders including the ground lessor, Safehold.
- PNC is a regulated bank and the investor approval process is complex and has multiple stages (equity, debt, etc.) that must be followed carefully and in accordance with company policy.

PNC is committed to closing the Projects as quickly as reasonably possible.

PNC has provided an estimated timeline to HVN, which has been communicated by the developer to the Commission. While it's our belief that PNC can close these transactions in accordance with the timeline provided to you by the developer, there are other extenuating circumstances which could delay the closings. Namely, the City of Los Angeles must deliver an Accessibility Regulatory Agreement ("ARA") prior to closing. It is our understanding HVN has delivered all required deliverables to the City of Los Angeles as of the date of this letter, however, the City of Los Angeles could take significant amounts of time to process requests the final versions of the ARA once the bond documents are in final form.

PNC remains committed to the Project closings and support HVN's request for an additional extension from the Commission.

Please do not hesitate to contact us should you need any additional information or documentation.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Gaber", with a long horizontal flourish extending to the right.

Michael Gaber
Senior Vice President
PNC Multifamily Capital
(714) 473-0535
Michael.Gaber@pnc.com

cc:

Brandon Locke, California Housing Finance Agency
Peter Steur, PNC Multifamily Capital



2111 Palomar Airport Road, Suite 320 • Carlsbad, CA 92011 • (760) 930-1221 • Fax (760) 683-3390

July 23, 2025

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

Re: Requesting a 30-day CDLAC deadline for the Maison's Sierra Phase II Apartments Project
(CDLAC Application No. 24-624)

Dear Ms. Marina Wiant:

I am writing on behalf of the California Municipal Finance Authority (the "Authority") to request a 30-day CDLAC deadline extension for the Maison's Sierra Phase II Apartments Project. The Project received an allocation on 12/11/2024 with a closing deadline of 6/9/2025. The Project then received an extension to 9/8/2025.

The Project Sponsor is completing the approval process for with their private improvement plans with the building and safety department for this project, which will enable them to proceed with rough grading and infrastructure construction. The City's plan check process was delayed due to the retirement of senior building official Warren Bennett, who had done his best to expedite the review before his retirement. The Sponsor is now diligently working with the assigned City official now in charge of completing the final review and approval.

The Sponsor is confident that they can complete the plan check in a timely manner and be permit-ready to close financing by the original date; however, it would be helpful and prudent for them to request a 30-day extension from the September 8th, 2025, deadline due to the transition at the City.

Should you have any questions or need further information, please don't hesitate to contact me. I can be reached at (760) 930-1221

This letter also requests a waiver of forfeiture of the performance deposit and negative points.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "John P. Stoecker".

John P. Stoecker
Financial Advisor
California Municipal Finance Authority



2111 Palomar Airport Road, Suite 320 • Carlsbad, CA 92011 • (760) 930-1221 • Fax (760) 683-3390

July 23, 2025

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

Re: Requesting a 90-day CDLAC deadline for the 1250 West Jeff Apartments Project (CDLAC Application No. 24-671)

Dear Ms. Marina Wiant:

I am writing on behalf of the California Municipal Finance Authority (the "Authority") to request a 90-day CDLAC deadline extension for the 1250 West Jeff Apartments Project. The Project received an allocation on 12/11/2024 with a closing deadline of 6/9/2025. The Project then received an extension to 9/8/2025.

The Project financing includes bifurcation by the United States Department of Housing and Urban Development ("HUD") of an existing HAP contract. Since receiving a previous extension, the Project Sponsor has continued to timely provide all materials requested by HUD and respond to all of HUD's follow-up requests. To help facilitate HUD's approval and closing process, in addition to the Sponsor's own regular, direct contact with HUD staff the Sponsor has engaged a third-party consultant (Gatehouse Advisory Partners Ltd.) to serve as a liaison between it and HUD. The Project Sponsor meets weekly with Gatehouse and Gatehouse has met with HUD seven (7) times since our last extension with additional meetings scheduled.

Unfortunately, initial feedback from HUD on the Rent Comparability Study prepared for the Project has been inconsistent with conditions in the Project's market area in a way that would make the Project financially infeasible. The Project Sponsor has worked diligently with Gatehouse and its other consultants to present evidence of such inconsistencies to HUD and receive a waiver of HUD's typical process that would allow for additional review and revision of the Rent Comparability Study to make it more in line with the findings put forth by the Project Sponsor which allow the Project to be financially feasible. A meeting with the Deputy Assistant Secretary and Multifamily West Regional Director of HUD was finally procured on July 9, 2025, and the requested waiver was granted by HUD on July 17, 2025.

The Project Sponsor has continued to provide the materials required by HUD to conduct the additional review and move the Project forward toward closing however the timing is uncertain. While HUD has not committed to a firm timeline to finalize the Rent Comparability Study it has stated an expectation for us to close our transaction in mid to late November 2025.

The Project Sponsor intends to continue to work diligently with HUD to accelerate this schedule but based on the information provided is making the current request for an extension of the bond issuance deadline to December 7, 2025.

Should you have any questions or need further information, please don't hesitate to contact me. I can be reached at (760) 930-1221

This letter also requests a waiver of forfeiture of the performance deposit and negative points.

Thank you for your consideration.

Sincerely,



John P. Stoecker

Financial Advisor

California Municipal Finance Authority

Mayor's Office of Housing and Community Development
City and County of San Francisco



Daniel Lurie
Mayor

Daniel Adams
Director

July 23, 2025

Re: Larkin Pine (Application Number: 24-737) Extension Request

Dear CDLAC Staff,

I am writing as issuer for Larkin Pine Senior Housing (Application number 24-737), which was awarded by California Debt Limit Allocation Committee for its tax-exempt bond allocation and tax credit reservation from California Tax Credit Allocation Committee on 12/11/2024. The project team submitted a supplemental bond application on July 2nd, 2025 (Application Number: 25-662).

We are now requesting that the committee authorize an extension to the project's bond issuance date to February 15, 2026. This project is interested in structuring a 2-part bond issuance so that they can return their requested supplemental allocation and a portion of their existing allocation so that those bonds may be used to support other projects. This project must close in 2025 to preserve the project's DDA boost but if a portion of the tax-exempt bonds are then issued in 2026 the project can qualify for the 25% test and return a portion of their bonds. In order to have adequate time to carry out the second portion of the closing in 2026, we are requesting this extension.

The project has already requested a supplemental allocation that is being considered at the August 5th, 2025 CDLAC meeting. This extension is also needed allow the project to have sufficient time for the ongoing lease review process with USPS, which leases the property the project sits on, and the HUD's Restore-Rebuild program's legal document review process. This request is being made to align proposed Emergency Regulations that would change the closing deadline to that of the original allocation and not the most recent allocation.

Should you have questions regarding our requests, please email me at william.wilcox@sfgov.org, and include Yunni Tsai from CCDC at yun-ni.tsai@chinatowncdc.org. We thank you for your attention to this request.

Sincerely,

William Wilcox
Bond Program Manager
San Francisco Mayor's Office of Housing and Community Development



AGENDA ITEM 5

**Resolution No. 25-006, Adoption of
Emergency Rulemaking for
Amendments to the California
Debt Limit Allocation Committee
Regulations (Cal. Code Regs., tit. 4, §
5000 et seq.) (Gov. Code, §
8869.94.)**

RESOLUTION NO. 25-006

August 5, 2025

RESOLUTION OF THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
ADOPTION OF EMERGENCY 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 5 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 August 5, 2025, at 1:00 pm. with the following votes recorded:

AYES:

NOES:

ABSTENTIONS:

ABSENCES:

Marina Wiant, Interim Executive Director

Date: August 5, 2025

EXHIBIT A



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

FIONA MA, CPA, CHAIR
State Treasurer

GAVIN NEWSOM
Governor

MALIA M. COHEN
State Controller

INTERIM EXECUTIVE DIRECTOR
MARINA WIANT

DATE: July 22, 2025

TO: California Debt Limit Allocation Committee Stakeholders

FROM: Marina Wiant, Interim Executive Director

RE: Notice of Proposed Emergency Rulemaking, Public Comment Period, and Statement of Reasons

The California Debt Limit Allocation Committee (CDLAC) is considering emergency rulemaking to be adopted at the CDLAC meeting scheduled on August 5, 2025. Any emergency rules or regulations adopted by the Committee pursuant to Chapter 11.8 of the Government Health and Safety Code shall be conclusively presumed to be necessary for the immediate preservation of the public peace, health, safety, or general welfare within the meaning or purposes of Section 11346.1 of the Government Code. This memorandum includes the proposed emergency rulemaking and the statement of reasons explaining why the changes are necessary.

CDLAC is accepting written public comment on the proposed emergency rulemaking until Tuesday, July 29, 2025 at 5:00 p.m. Interested persons may submit public comment in writing by email, mail, or hand delivery. For email, please send public comment to DC Navarrette at cdlac@treasurer.ca.gov and please use the subject line "August 2025 Proposed Emergency Regulations." For mailed or hand delivered public comment, please mail or deliver to CDLAC at 901 P Street, Suite 213A, Sacramento, CA 95814. All public comments must be received by 5:00 p.m. on Tuesday, July 29, 2025. For comments submitted electronically, please submit them as a Microsoft Word document or an alternate electronic format that allows for copying. CDLAC staff encourages commenters to be clear, efficient, and to the point with their public comments. Please explicitly indicate your agreement or disagreement with the changes to ensure CDLAC accurately captures your position. CDLAC will only consider public comments relevant to the proposed emergency rulemaking.

List of Proposed Regulation Changes
July 22, 2025

Section 5033. Minimum Application Requirements.

Reason: CDLAC is increasing the filing fee from \$1,200 to \$1,500 per applicant for increased costs related to necessary staffing to process the additional application workload anticipated by changes to the tax-exempt bond program recently enacted under the One Bill Beautiful Bill Act (P.L. 119-21). Specifically, CDLAC anticipates the reduced bond funding threshold necessary to qualify for 4% low-income housing tax credits will result in CDLAC being able to fund more projects with tax-exempt bonds. This will result in CDLAC needing to increase staffing capacity to meet the application review demand on the same timeline as it currently completes its work.

Proposed Emergency Changes:

(a) Applications for an Allocation of the State Ceiling may be submitted to the Committee at its offices in Sacramento, California. An Applicant must submit all required information appropriate to the type of Bond for which the Applicant requests an Allocation. The Applicant shall submit a complete Application and supplemental material for each project or program for which the Applicant is requesting an Allocation. Only complete Applications bearing the original signatures of an officer of the Applicant or designee and the Project Sponsor, if applicable, will be accepted.

(b) Unless specifically exempted, the following items must accompany all Applications:

(1) Performance Deposit Certification and evidence of the performance deposit as provided in section 5050(a), except that for Qualified Residential Rental Projects, an Applicant shall provide the certification and evidence within 20 calendar days following an award of an Allocation

(2) A non-refundable first installment of the filing fee of ~~\$1,500~~^{\$1,500}~~4,200~~ made payable to the California Debt Limit Allocation Committee as provided in section 5054(a).

(3) Proof of the bond sale structure requirements pursuant to article 6 of this chapter, if applicable, (for all Applications other than Applications relating to a Mortgage Credit Certificate Program pursuant to chapter 3.

(4) An inducement or reimbursement resolution adopted by the governing body of the Applicant approving the project or program to be Bond financed and authorizing a senior officer, or in the case of a Student Loan Program, an officer of the sponsor of the Student Loan Program, to file the Application with the Committee, pay any fees required

by the Committee, and certify the posting of the required performance deposit, unless excepted herein.

NOTE: Authority cited: Section 8869.94, Government Code. Reference: Sections 8869.84(c), 8869.84(e), 8869.85(a), 8869.85(b) and 8869.90, Government Code.

Section 5101. Extensions to Expiration Dates.

Reason: Amendments to Section 5101 are necessary to incorporate recent changes to federal law. Prior to July 4, 2025, in order to access federal 4% low-income housing tax credits, federal law required qualified residential rental projects to finance 50% or more of the aggregated depreciable basis plus land basis with tax-exempt private activity bonds, the “50% test” (26 USC § 42, subd. (h)(4)(B)). On July 4, 2025, federal law changed and reduced the amount of tax-exempt private activity bonds required for a qualified residential rental project to receive federal 4% low-income housing tax credits from 50% to 25% of the aggregated depreciable basis plus land basis provided at least five percent of the aggregate basis is financed by tax-exempt bonds issued after December 31, 2025 and the project is placed in service after December 31, 2025, the “25% test” (Pub. L. 119-21, 139 Stats. 234).

Because the federal changes were made in between the Round 2 application due date and award meeting, CDLAC will not require projects to reduce their allocation to meet the new 25% test. However, if a project that was previously required to meet the 50% test is requesting an extension of the bond issuance deadline to December 31, 2025 or later, CDLAC is proposing to require the project to lower their allocation to comply with the 25% test or demonstrate to the Executive Director’s satisfaction why the project cannot be restructured to meet the reduced allocation limits.

In addition to these emergency regulations, CDLAC is proposing to adopt a resolution at its August 5, 2025, meeting to further incentivize bond recipients from Rounds 1 and 2 of 2025 to voluntarily reduce their allocation by August 31, 2025 to meet the 25% test in exchange for an automatic extension of their bond issuance deadline and either a tiebreaker benefit for a future project or developer fee increase to offset the additional costs of using taxable debt. CDLAC is strongly encouraging all projects that are not anticipating that they will be able to issue bonds by December 31, 2025 take advantage of this incentive in the interest of maximizing the impact of the volume cap in California.

In furtherance of CDLAC’s goals and consistent with representations bond awardees made in their applications regarding project readiness, CDLAC is also proposing that any project awarded an allocation in Round 2 of 2025 that received maximum readiness to proceed points and receives an extension after November 18, 2025 will be assessed negative points. Round 2 projects receiving extensions after this date that are required to reduce their bond request will make it more challenging for CDLAC to manage carryforward allocation.

Proposed Emergency Change:

(a) Except as provided in Section 5132, the 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 project awarded an allocation subject to the limit set forth in Section 5233(c) and requesting an expiration date extension to January 1, 2026 or later is required to reduce the project's allocation to comply with the limits set in Section 5233(d) or demonstrate to the Executive Director's satisfaction why the project cannot be restructured to meet the reduced allocation limits.

(c) Negative points under Section 5230(n)(1)(E) must be assessed to any project awarded an allocation in Round 2 of 2025, that received maximum points under Section 5230(i), and receives an expiration date extension after November 19, 2025, at the time such request is granted by the Executive Director or the Committee.

(~~b~~d) Any extension granted by the Executive Director under subdivision (a) shall constitute a waiver of performance deposit forfeiture under Section 5052, as applicable.

(~~e~~e) 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.

(~~f~~f) The Committee may grant any additional extension requests beyond the extension granted under subdivision (a).

NOTE: Authority cited: Section 8869.94, Government Code. Reference: Sections 8869.84(c), 8869.84(e) and 8869.89, Government Code.

Section 5233. Allocation Limits.

Reason: CDLAC's second funding round of 2025 began on May 20, 2025. At that time, the 50% test was in place. This change clarifies that projects awarded up to the second round of 2025 may request up to 55% of the aggregate basis plus land. In order to meet the 25% test and avoid supplemental allocations, CDLAC is proposing that projects awarded after the second funding round of 2025 may request up to 30% of the aggregate basis plus land.

Additionally, there may be circumstances where a project's financing structure supports a higher percentage. Staff recommends that those projects may request up to 40% of

the aggregated depreciable basis plus land basis if the request demonstrates this need as described in the regulation text below.

Proposed Emergency Change:

(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.

(c) Private Activity Bond allocation awards made in or before Round 2 of 2025 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.

(d) Private Activity Bond allocation awards made after Round 2 of 2025 cannot exceed 30% of the aggregated depreciable basis plus land basis, except the Executive Director may grant a request for an allocation award up to 40% of the aggregated depreciable basis plus land basis if the request demonstrates to the Executive Director's satisfaction that (1) the project's permanent financing supports the larger allocation award, and (2) the project is unable to obtain recycled bonds from the applicant. In determining compliance with this provision, CDLAC staff may rely on the legal or tax opinion submitted with the application.

NOTE: Authority cited: Section 8869.94, Government Code. Reference: Sections 8869.84(c), 8869.85(a) and 8869.85(b), Government Code.

Section 5240. Supplemental Allocation Process.

Reason: Current regulations grant the Executive Director authority to award supplemental bond allocations up to a limit based on the 50% test. The regulation

change clarifies this only applies to projects that issue bonds prior to January 1, 2026. Projects receiving a bond allocation prior to Round 3 of 2025 with bond issuance dates in 2026 will not need supplemental allocations since they were awarded enough bonds to meet the 50% test but will only need to meet the 25% test.

For projects receiving a bond allocation beginning in Round 3 of 2025, CDLAC encourages applicants to request up to the 30% limit to avoid supplemental requests. Projects with increased construction costs when the project places in service will still have the option to receive a supplemental allocation from the Committee.

Proposed Emergency Change:

(a) Requests for Supplemental Allocations may be submitted throughout the year. Except as provided in subdivision (b), staff shall review each request for Supplemental Allocation and make a recommendation to the Committee regarding any possible award of additional Allocation. Awards of Supplemental Allocations pursuant to this subdivision shall be memorialized in a Committee Resolution. All applicable requirements imposed on the associated initial project Allocation, including, but not limited to, the expiration of Allocation, Bond issuance deadlines, extensions, transfers of Allocation, carryforward elections and reporting shall be equally applicable to Supplemental Allocations.

(b) The Committee may delegate authority to the Executive Director to award Supplemental Allocation to projects awarded an allocation subject to the limit set in Section 5233(c) and that issued Bonds prior to January 1, 2026, where the total delegated supplemental requests are both of the following:

(1) No more than 10% of the project's Committee approved allocation; and

(2) No more than 52% of the aggregate depreciable basis plus land basis.

(c) For projects awarded Supplemental Allocation where the original allocation was awarded in Round 2 of 2022 or later, no increase in the developer fee shall be permitted in association with the increase in costs related to the project, and the Project Sponsor shall be subject to reduction in its tiebreaker calculation determined by the Committee for a period of one round following the award of Supplemental Allocation.

NOTE: Authority cited: Section 8869.94, Government Code. Reference: Sections 8869.84(c), 8869.85(a) and 8869.85(b), Government Code.

Section 5241. Realignment of Expiration Dates.

Reason: This change adjusts the alignment of pending bond issuance expiration dates to the original allocation expiration. This change is necessary to ensure that all projects requesting a supplemental allocation prior to December 31, 2025 would still be subject to the proposed change in Section 5101.

Proposed Emergency Change:

Projects awarded a Supplemental Allocation for which no Bonds were issued from the original award, or any prior Supplemental Allocation, shall have the expiration date of the ~~most recent~~ original allocation.

NOTE: Authority cited: Section 8869.94, Government Code. Reference: Sections 8869.84(c), 8869.85(a) and 8869.85(b), Government Code.



AGENDA ITEM 6

Resolution No. 25-007, Incentivizing Voluntary Return of Excess Bond Allocation

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
RESOLUTION NO. 25-007
August 5, 2025**

**RESOLUTION TO LEVERAGE NEW FEDERAL LAW TO INCENTIVIZE VOLUNTARY
RETURN OF EXCESS BOND ALLOCATION**

WHEREAS, the California Debt Limit Allocation Committee (“CDLAC”) is authorized to implement the volume limit for the state on tax-exempt private activity bonds established pursuant to federal law and establish priorities for certain categories of bonds (Gov. Code, §§ 8869.80, 8869.81, 8869.83, 8869.84); and

WHEREAS, for calendar year 2025, CDLAC prioritized over 90 percent of the state ceiling for the qualified residential rental project program for the development or rehabilitation of affordable multifamily housing to be awarded over three rounds throughout the year (Gov. Code, § 8869.84; CDLAC Resolution No. 25-001); and

WHEREAS, CDLAC awards qualified residential rental project bond allocations to applicants receiving the highest score and applies a tiebreaker in instances where two or more applications are awarded the same total number of points (Cal. Code Regs., tit. 4, §§ [CDLAC Regulation] 5231, subd. (g)); and

WHEREAS, CDLAC made qualified residential rental project bond allocation awards for round 1 of 2025 on April 8, 2025, and round 2 of 2025 on August 5, 2025, and memorialized the awards in Committee resolutions duly adopted by the Committee specifying the amount of the allocation and the expiration date of the allocation, among other requirements (Gov. Code, § 8869.85; CDLAC Regulations 5000, 5051, 5100, 5080); and

WHEREAS, until July 4, 2025, federal law permitted qualified residential rental projects funding 50 percent or more of the aggregated depreciable basis plus land basis with tax-exempt private activity bonds to access federal four percent low-income housing tax credits administered by the California Tax Credit Allocation Committee (CTCAC) (26 USC § 42, subd. (h)(4)(B)); and

WHEREAS, on July 4, 2025, federal law changed and reduced the amount of tax-exempt private activity bonds required for a qualified residential rental project to receive federal four percent low-income housing tax credits from 50 percent to 25 percent of the aggregated depreciable basis plus land basis provided at least five percent of the aggregate basis is financed by tax-exempt bonds issued after December 31, 2025 and the project is placed in service after December 31, 2025 (Pub. L. 119-21, 139 Stats. 234); and

WHEREAS, on August 5, 2025, CDLAC adopted an emergency rulemaking in response to the federal law change on July 4, 2025, prohibiting all qualified residential rental project bond allocations made after round 2 of 2025 from exceeding 30% of the

aggregated depreciable basis plus land basis, unless an explicit exception applies (CDLAC Regulation 5233, subd. (d)); and

WHEREAS, on August 5, 2025, CTCAC is considering an emergency rulemaking to align its regulations with the reduced 25% threshold for federal four percent low-income housing tax credits and implement a developer fee benefit for certain projects electing to restructure their financing to meet the 25% standard (Health & Saf. Code, § 50199.17; Proposed Cal. [Code Regs.](#), tit. 4, § [CTCAC Regulation] 10327, subd, (c)(2)(B)(iv).)

WHEREAS, under Chapter 11.8 of the Government Code, CDLAC is provided with full, fair, flexible, and workable means of utilizing the state ceiling available under the Internal Revenue Code (Gov. Code, § 8869.91); and

WHEREAS, CDLAC intends to leverage the changes in federal law to maximize the efficient use of private activity bonds in California by incentivizing projects that received bond allocations in rounds 1 and 2 of 2025 under the 50 percent aggregated depreciable basis plus land basis standard to voluntarily restructure their allocations to comply with CDLAC Regulation 5233, subdivision (d), and return the excess bonds to CDLAC for the Committee to fund additional qualified residential rental projects.

NOW, THEREFORE, BE IT RESOLVED by the California Debt Limit Allocation Committee all the following:

SECTION 1. If a qualified residential rental project allocated an award of tax-exempt private activity bonds in round 1 or 2 of 2025 elects to restructure its allocation consistent with CDLAC Regulation 5233, subdivision (d), and return the excess bonds to CDLAC by August 31, 2025, the project will receive an automatic 120-day extension to the allocation expiration date.

SECTION 2. If a qualified residential rental project allocated an award of tax-exempt private activity bonds in Round 1 or 2 of 2025 elects to restructure its allocation consistent with CDLAC Regulation 5233, subdivision (d), and return the excess bonds to CDLAC by August 31, 2025, the project sponsor is eligible for either a tiebreaker benefit for any single project in 2025 or 2026 that is not requesting state low-income housing tax credits, or a developer fee benefit for the restructured project. The tiebreaker benefit allows the project sponsor, for purposes of the tiebreaker calculation in CDLAC Regulation 5231, subdivision (g), to increase the project's tiebreaker score by one (1) percent for every five (5) percent of bond allocation voluntarily returned to CDLAC from the round 1 or round 2 of 2025. Alternatively, the developer fee benefit allows projects to offset increased lending costs associated with the restructuring by increasing the developer fee consistent with proposed CTCAC Regulation 10327, subdivision (c)(2)(B)(iv).

SECTION 3. The Executive Director is authorized to amend Committee resolutions memorializing the amount of the allocation and expiration date of the allocation to align

with the adjusted expiration dates and bond allocation amounts resulting from any project participating in the voluntary reduction of bond allocation.

SECTION 4. The Executive Director may issue guidance on project compliance with the requirements of this resolution.

SECTION 5. This resolution shall take effect immediately upon its adoption by CDLAC.

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 August 5, 2025, at 1:00 pm. with the following votes recorded:

AYES:

NOES:

ABSTENTIONS:

ABSENCES:

Marina Wiant, Interim Executive Director
Date: August 5, 2025



AGENDA ITEM 7

**2025 Round 2 Award of Allocation of
Qualified Private Activity Bonds for
Qualified Residential Rental
Projects (Gov. Code, § 8869.85; Cal.
Code Regs., tit. 4, § 5080)**

CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
Final Recommendations*
To be Considered on August 5, 2025
QUALIFIED RESIDENTIAL RENTAL PROJECTS

NON-GEOGRAPHIC POOLS

		ROUND 1 ALLOCATION	REMAINING												
		\$51,378,126	\$10,740,568												
BIPOC	APPLICATION NUMBER	CDLAC APPLICANT	PROJECT NAME	TOTAL UNITS	CITY	COUNTY	2025 BOND CAP	2024 CARRYFORWARD	2023 CARRYFORWARD	TOTAL ALLOCATION	POINTS	TIEBREAKER	HOMELESS %	FEDERAL CREDIT REQUESTED	STATE CREDIT REQUESTED
	25-575	California Municipal Finance Authority	Crenshaw Court	70	Los Angeles	Los Angeles	\$0	\$14,384,577	\$2,981	\$14,387,558	120	104.032%	0.000%	\$1,117,480	\$7,750,326
	25-599	San Diego Housing Commission	Hillcrest Hall	98	San Diego	San Diego	\$26,250,000	\$0	\$0	\$26,250,000	120	94.115%	11.340%	\$2,713,558	\$12,000,000
							\$26,250,000	\$14,384,577	\$2,981	\$40,637,558					
		ROUND 1 ALLOCATION	REMAINING												
		\$183,427,944	-\$747,370												
PRESERVATION	APPLICATION NUMBER	CDLAC APPLICANT	PROJECT NAME	TOTAL UNITS	CITY	COUNTY	2025 BOND CAP	2024 CARRYFORWARD	2023 CARRYFORWARD	TOTAL ALLOCATION	POINTS	TIEBREAKER	HOMELESS %	FEDERAL CREDIT REQUESTED	STATE CREDIT REQUESTED
	25-640	Housing Authority of the City of Los Angeles	Harbor View Place	120	Los Angeles	Los Angeles	\$26,284,000	\$0	\$0	\$26,284,000	110	264.103%	0.000%	\$2,178,345	\$0
	25-579	California Municipal Finance Authority	Golden Gate Village Phase I	88	Sausalito (unincorporated Marin County)	Marin	\$38,061,291	\$3,687,023	\$0	\$41,748,314	110	162.898%	0.000%	\$3,985,091	\$0
	25-628	Housing Authority of the City of Los Angeles	New Clark Residence	107	Los Angeles	Los Angeles	\$31,193,000	\$0	\$0	\$31,193,000	110	117.751%	0.000%	\$3,054,880	\$9,450,378
	25-614	California Housing Finance Agency	Santa Monica Christian Towers	163	Santa Monica	Los Angeles	\$79,979,865	\$20,135	\$0	\$80,000,000	110	107.159%	0.000%	\$6,541,813	\$0
	25-610	California Municipal Finance Authority	The Lincoln Hotel	41	Los Angeles	Los Angeles	\$4,950,000	\$0	\$0	\$4,950,000	104	272.488%	100.000%	\$383,620	\$0
							\$180,468,156	\$3,707,158	\$0	\$184,175,314					
		ROUND 1 ALLOCATION	REMAINING												
		\$50,350,673	\$1,583												
OTHER REHABILITATION	APPLICATION NUMBER	CDLAC APPLICANT	PROJECT NAME	TOTAL UNITS	CITY	COUNTY	2025 BOND CAP	2024 CARRYFORWARD	2023 CARRYFORWARD	TOTAL ALLOCATION	POINTS	TIEBREAKER	HOMELESS %	FEDERAL CREDIT REQUESTED	STATE CREDIT REQUESTED
	25-552	California Municipal Finance Authority	BMG Housing	109	San Jose	Santa Clara	\$18,429,090	\$0	\$0	\$18,429,090	110	307.240%	0.000%	\$1,395,195	\$0
	25-531	California Municipal Finance Authority	Paseo Senter II Rehab	101	San Jose	Santa Clara	\$21,170,000	\$0	\$0	\$21,170,000	110	258.451%	0.000%	\$1,811,148	\$0
	25-623	California Municipal Finance Authority	Prospect Avenue Senior, Prospect Villa and Propect Villa III	64	Hollister	San Benito	\$7,750,000	\$0	\$0	\$7,750,000	110	251.638%	0.000%	\$572,566	\$0
	25-608	California Municipal Finance Authority	The Dewey Hotel	43	Los Angeles	Los Angeles	\$3,000,000	\$0	\$0	\$3,000,000	110	245.599%	100.000%	\$458,914	\$0
							\$50,349,090	\$0	\$0	\$50,349,090					
		ROUND 1 ALLOCATION	REMAINING												
		\$45,092,325	\$2,753,976												
RURAL NEW CONSTRUCTION	APPLICATION NUMBER	CDLAC APPLICANT	PROJECT NAME	TOTAL UNITS	CITY	COUNTY	2025 BOND CAP	2024 CARRYFORWARD	2023 CARRYFORWARD	TOTAL ALLOCATION	POINTS	TIEBREAKER	HOMELESS %	FEDERAL CREDIT REQUESTED	STATE CREDIT REQUESTED
	25-591	California Housing Finance Agency	Pinnacle Pass Apartments	40	Scotts Valley	Santa Cruz	\$22,618,095	\$0	\$0	\$22,618,095	120	103.896%	0.000%	\$1,916,257	\$7,999,991
	25-540	California Municipal Finance Authority	Brookview Senior Villas	61	Fallbrook	San Diego	\$19,720,254	\$0	\$0	\$19,720,254	119	113.167%	20.000%	\$1,799,885	\$4,184,430
							\$42,338,349	\$0	\$0	\$42,338,349					
		ROUND 1 ALLOCATION	REMAINING												
		\$242,833,625	(\$2,227,198)												
HOMELESS	APPLICATION NUMBER	CDLAC APPLICANT	PROJECT NAME	TOTAL UNITS	CITY	COUNTY	2025 BOND CAP	2024 CARRYFORWARD	2023 CARRYFORWARD	TOTAL ALLOCATION	POINTS	TIEBREAKER	HOMELESS %	FEDERAL CREDIT REQUESTED	STATE CREDIT REQUESTED
	25-597	California Municipal Finance Authority	Mountain View Lot 12	120	Mountain View	Santa Clara	\$62,900,000	\$0	\$0	\$62,900,000	120	128.942%	25.210%	\$6,363,871	\$0
	25-527	California Municipal Finance Authority	525 Water Street	90	Santa Cruz	Santa Cruz	\$47,076,397	\$0	\$0	\$47,076,397	120	122.996%	25.843%	\$4,230,818	\$4,755,237
	25-595	California Municipal Finance Authority	El Camino Real Multifamily	130	Palo Alto	Santa Clara	\$53,248,129	\$0	\$0	\$53,248,129	120	111.875%	25.000%	\$5,248,603	\$26,000,000
	25-634	City and County of San Francisco	2970 16th Street	136	San Francisco	San Francisco	\$54,544,222	\$0	\$0	\$54,544,222	119	199.856%	100.000%	\$5,401,919	\$0
	25-643	City of Los Angeles	Estrella Azul	80	Los Angeles	Los Angeles	\$27,292,075	\$0	\$0	\$27,292,075	119	113.450%	100.000%	\$2,453,354	\$0
							\$245,060,823	\$0	\$0	\$245,060,823					
		ROUND 1 ALLOCATION	REMAINING												
		\$299,199,895	(\$4,697,947)												
ELI/VLI	APPLICATION NUMBER	CDLAC APPLICANT	PROJECT NAME	TOTAL UNITS	CITY	COUNTY	2025 BOND CAP	2024 CARRYFORWARD	2023 CARRYFORWARD	TOTAL ALLOCATION	POINTS	TIEBREAKER	HOMELESS %	FEDERAL CREDIT REQUESTED	STATE CREDIT REQUESTED
	25-600	City and County of San Francisco	Balboa Reservoir - Building A	159	San Francisco	San Francisco	\$91,504,000	\$0	\$0	\$91,504,000	120	134.469%	0.000%	\$6,958,772	\$0
	25-560	California Municipal Finance Authority	136 River Apartments	50	Santa Cruz	Santa Cruz	\$22,655,819	\$0	\$0	\$22,655,819	120	117.332%	0.000%	\$2,147,774	\$9,999,036
	25-562	California Housing Finance Agency	SDSU Mission Valley	126	San Diego	San Diego	\$43,500,000	\$0	\$0	\$43,500,000	120	117.080%	0.000%	\$3,929,628	\$5,543,999
	25-638	City of San Jose	Berryessa TOD	195	San Jose	Santa Clara	\$82,584,672	\$0	\$0	\$82,584,672	119	146.968%	25.389%	\$5,698,379	\$0
	25-617	California Municipal Finance Authority	The Eliza	97	Oakland	Alameda	\$40,153,351	\$0	\$0	\$40,153,351	119	125.144%	20.833%	\$3,834,274	\$0
	25-574	California Municipal Finance Authority	Coral Blossom Apartments	81	Elk Grove	Sacramento	\$23,500,000	\$0	\$0	\$23,500,000	120	98.125%	100.000%	\$2,216,098	\$5,045,179
							\$303,897,842	\$0	\$0	\$303,897,842					
		ROUND 1 ALLOCATION	REMAINING												
		\$479,500,000	\$18,633,148												
MIP	APPLICATION NUMBER	CDLAC APPLICANT	PROJECT NAME	TOTAL UNITS	CITY	COUNTY	2025 BOND CAP	2024 CARRYFORWARD	2023 CARRYFORWARD	TOTAL ALLOCATION	POINTS	TIEBREAKER	HOMELESS %	FEDERAL CREDIT REQUESTED	STATE CREDIT REQUESTED
	25-604	California Housing Finance Agency	Sheridan Apartments	88	Menlo Park	San Mateo	\$27,704,168	\$0	\$0	\$27,704,168	120	123.761%	0.000%	\$2,507,094	\$3,850,318
	25-587	California Housing Finance Agency	Sky Castle	241	Los Angeles	Los Angeles	\$42,417,175	\$0	\$0	\$42,417,175	119	169.464%	0.000%	\$3,828,920	\$0
	25-577	California Housing Finance Agency	638 S Berendo	163	Los Angeles	Los Angeles	\$24,900,000	\$0	\$0	\$24,900,000	119	148.835%	0.000%	\$2,427,051	\$0
	25-624	California Housing Finance Agency	Francis Avenue Apartments	232	Los Angeles	Los Angeles	\$41,000,000	\$0	\$0	\$41,000,000	119	148.046%	0.000%	\$3,622,637	\$0
	25-566	California Housing Finance Agency	Victoria Flats	104	Ventura	Ventura	\$24,861,947	\$0	\$0	\$24,861,947	119	129.398%	0.000%	\$2,446,917	\$2,724,270
	25-646	California Housing Finance Agency	960 Howard Street	202	San Francisco	San Francisco	\$47,265,334	\$0	\$0	\$47,265,334	119	128.446%	0.000%	\$3,395,991	\$25,393,178
	25-590	California Housing Finance Agency	Gateway Tower	220	San Jose	Santa Clara	\$95,423,012	\$0	\$0	\$95,423,012	119	125.719%	0.000%	\$9,524,617	\$12,695,387
	25-627	California Housing Finance Agency	Sherman Apartments	244	Los Angeles	Los Angeles	\$41,250,000	\$0	\$0	\$41,250,000	119	124.207%	0.000%	\$3,642,532	\$21,000,000
	25-594	California Housing Finance Agency	Mirka Tower 1	318	San Diego	San Diego	\$81,645,216	\$0	\$0	\$81,645,216	119	122.211%	0.000%	\$8,162,591	\$8,102,199
	25-615	California Housing Finance Agency	La Estancia	190	Los Angeles	Los Angeles	\$34,400,000	\$0	\$0	\$34,400,000	119	116.193%	0.000%	\$3,132,050	\$17,164,551
							\$460,866,852	\$0	\$0	\$460,866,852					
														\$42,690,400	\$90,929,903

CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
Final Recommendations*
To be Considered on August 5, 2025
QUALIFIED RESIDENTIAL RENTAL PROJECTS

NEW CONSTRUCTION GEOGRAPHIC REGIONS

BAY AREA REGION		ROUND 1 ALLOCATION	REMAINING											
APPLICATION NUMBER	CDLAC APPLICANT	PROJECT NAME	TOTAL UNITS	CITY	COUNTY	2025 BOND CAP	2024 CARRYFORWARD	2023 CARRYFORWARD	TOTAL ALLOCATION	POINTS	TIEBREAKER	HOMELESS %	FEDERAL CREDIT REQUESTED	STATE CREDIT REQUESTED
25-612	California Housing Finance Agency	Banana Belt Apartments	83	Santa Cruz	Santa Cruz	\$28,950,000	\$0	\$0	\$28,950,000	120	140.924%	0.000%	\$2,998,322	\$13,000,000
25-533	California Municipal Finance Authority	41st & Soquel Apartments	256	Soquel	Santa Cruz	\$105,000,000	\$0	\$0	\$105,000,000	120	138.085%	0.000%	\$10,668,462	\$8,480,000
						\$133,950,000	\$0	\$0	\$133,950,000				\$13,666,784	\$21,480,000
COASTAL REGION		ROUND 1 ALLOCATION	REMAINING											
25-559	Housing Authority of the County of Santa Barbara	San Simeon Oaks Village	106	Santa Barbara	Santa Barbara	\$28,145,704	\$0	\$0	\$28,145,704	120	132.909%	0.000%	\$2,787,765	\$0
25-598	California Housing Finance Agency	Mira Mesa	90	San Diego	San Diego	\$25,500,000	\$0	\$0	\$25,500,000	120	123.902%	0.000%	\$2,424,689	\$0
25-569	California Municipal Finance Authority	Tapo Street Apartments	240	Simi Valley	Ventura	\$55,000,000	\$0	\$0	\$55,000,000	120	117.572%	0.000%	\$5,570,977	\$0
25-613	California Housing Finance Agency	Market Two	272	San Diego	San Diego	\$45,000,000	\$0	\$0	\$45,000,000	119	140.602%	0.000%	\$4,393,099	\$0
						\$153,645,704	\$0	\$0	\$153,645,704				\$15,176,530	\$0
CITY OF LOS ANGELES		ROUND 1 ALLOCATION	REMAINING											
25-588	City of Los Angeles	Prisma	98	Los Angeles	Los Angeles	\$29,739,488	\$0	\$0	\$29,739,488	120	88.280%	50.000%	\$2,766,714	\$14,071,207
25-621	California Municipal Finance Authority	21010 Vanowen	395	Los Angeles	Los Angeles	\$57,500,000	\$0	\$0	\$57,500,000	119	163.445%	0.000%	\$5,922,079	\$0
						\$115,039,488	\$0	\$0	\$115,039,488				\$11,535,616	\$21,071,207
BALANCE OF LA COUNTY		ROUND 1 ALLOCATION	REMAINING											
25-583	California Housing Finance Agency	Creekside Commons	128	Santa Clarita	Los Angeles	\$43,523,983	\$0	\$0	\$43,523,983	120	50.061%	0.000%	\$4,437,739	\$25,600,000
25-522	California Municipal Finance Authority	Zenith on 25th	272	Palmdale	Los Angeles	\$64,500,000	\$0	\$0	\$64,500,000	119	127.656%	0.000%	\$6,110,463	\$0
						\$108,023,983	\$0	\$0	\$108,023,983				\$10,548,202	\$25,600,000
INLAND REGION		ROUND 1 ALLOCATION	REMAINING											
25-616	California Municipal Finance Authority	Palm Desert Family Housing	298	Palm Desert	Riverside	\$73,983,017	\$0	\$0	\$73,983,017	120	114.343%	0.000%	\$7,655,476	\$26,130,746
25-620	California Municipal Finance Authority	Jefferson Affordable Family Apartments	82	Murrieta	Riverside	\$19,254,112	\$0	\$0	\$19,254,112	120	105.360%	0.000%	\$1,859,164	\$8,625,951
25-603	California Municipal Finance Authority	Cesar Chavez Apartments	54	Fresno	Fresno	\$19,500,000	\$0	\$0	\$19,500,000	119	65.368%	0.000%	\$1,960,254	\$12,063,107
						\$112,737,129	\$0	\$0	\$112,737,129				\$11,474,894	\$46,819,804
NORTHERN REGION		ROUND 1 ALLOCATION	REMAINING											
25-572	California Housing Finance Agency	Sierra Vista Apartments	192	Roseville	Placer	\$34,290,026	\$0	\$0	\$34,290,026	120	134.213%	0.000%	\$3,137,966	\$0
25-650	California Public Finance Authority	Westpark Family Affordable Apartments	200	Roseville	Placer	\$36,120,000	\$0	\$0	\$36,120,000	120	101.319%	0.000%	\$3,624,901	\$0
						\$70,410,026	\$0	\$0	\$70,410,026				\$6,762,867	\$0
SUMMARY														
Total Awards	50													
Beginning Balance	\$2,079,682,783													
Allocation	\$2,021,132,158													
NC State Credit Available	\$189,583,075													
NC State Credit Awards	\$186,186,102													
NC State Credit Balance	\$3,396,973													
4% State Credit Available	\$10,898,463													
4% State Credit Awards	\$9,450,378													
4% State Credit Balance	\$1,448,085													
MIP State Credit Available	\$100,000,000													
MIP State Credit Award	\$90,929,903													
MIP State Credit Balance	\$9,070,097													
State Farmworker Credit Available	\$25,000,000													
State Farmworker Credit Awards	\$12,063,107													
State Farmworker Credit Balance	\$12,936,893													

*The information presented here is preliminary and is made available for informational purposes only. The information is not binding on the Committee or its staff. It does not represent any final decision of the Committee and should not be relied upon as such. Interested parties are cautioned that any action taken in reliance on this preliminary information is taken at the parties' own risk as the information presented is subject to change at any time until formally adopted by the Committee at a duly noticed meeting.

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

Zenith on 25th, located at Northwest corner of 25th Street East and East Avenue Q in Palmdale on a 9.9 acre site, requested and is being recommended for a reservation of \$6,110,463 in annual federal tax credits and \$64,500,000 of tax-exempt bond cap to finance the new construction of 272 units of housing, consisting of 269 restricted rental units and 3 unrestricted manager's units. The project will have 44 one-bedroom units, 98 two-bedroom units, 94 three-bedroom units, and 36 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 February 2026 and be completed in January 2028. The project will be developed by Lincoln Avenue Capital LLC and will be located in Senate District 23 and Assembly District 39.

Project Number CA-25-522

Project Name Zenith on 25th
Site Address: Northwest corner of 25th Street East and East Avenue Q
Palmdale, CA 93550
County: Los Angeles
Census Tract: 9111.00

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$6,110,463	\$0
Recommended:	\$6,110,463	\$0

Tax-Exempt Bond Allocation
Recommended: \$64,500,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Palmdale Family Apartments LP
Contact: Brandon Hodge
Address: 401 Wilshire Boulevard, 11th Floor
Santa Monica, CA 90401
Phone: (424) 222-8253
Email: bhodge@lincolnavenue.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: California Municipal Finance Authority
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: Citibank, N.A.
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:	Rainbow Housing Assistance Corporation Palmdale Family GP LLC
General Partner Type:	Joint Venture
Parent Companies:	Rainbow Housing Assistance Corporation Lincoln Avenue Capital LLC
Developer:	Lincoln Avenue Capital LLC
Investor/Consultant:	NEF Assignment Corporation
Management Agent:	FPI Management, Inc.

Project Information

Construction Type:	New Construction	
Total # Residential Buildings:	13	
Total # of Units:	272	
No. / % of Low Income Units:	269	100.00%
Average Targeted Affordability:	55.69%	
Federal Set-Aside Elected:	40%/60%	
Federal Subsidy:	Tax-Exempt	

Information

Housing Type:	Large Family
Geographic Area:	Balance of Los Angeles County
State Ceiling Pool:	New Construction
Set Aside:	N/A
Homeless Set Aside Units:	N/A
CDLAC Project Analyst:	Stefanie McDaniels
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:	29	11%
50% AMI:	29	11%
60% AMI:	211	78%

Unit Mix

44	1-Bedroom Units
98	2-Bedroom Units
94	3-Bedroom Units
36	4-Bedroom Units
<u>272</u>	<u>Total Units</u>

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
18 1 Bedroom	60%	\$1,704
13 1 Bedroom	50%	\$1,420
13 1 Bedroom	30%	\$852
76 2 Bedrooms	60%	\$2,044
10 2 Bedrooms	50%	\$1,703
10 2 Bedrooms	30%	\$1,022
85 3 Bedrooms	60%	\$2,363
4 3 Bedrooms	50%	\$1,969
4 3 Bedrooms	30%	\$1,181
32 4 Bedrooms	60%	\$2,635
2 4 Bedrooms	50%	\$2,196
2 4 Bedrooms	30%	\$1,317
2 2 Bedrooms	Manager's Unit	\$0
1 3 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$3,500,000
Construction Costs	\$78,854,024
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$3,740,000
Soft Cost Contingency	\$200,000
Relocation	\$0
Architectural/Engineering	\$1,656,985
Const. Interest, Perm. Financing	\$10,715,866
Legal Fees	\$550,000
Reserves	\$1,514,724
Other Costs	\$10,126,303
Developer Fee	\$15,329,271
Commercial Costs	\$0
Total	\$126,187,173

Residential

Construction Cost Per Square Foot:	\$258
Per Unit Cost:	\$463,923
Estimated Hard Per Unit Cost:	\$250,000
True Cash Per Unit Cost*:	\$428,609
Bond Allocation Per Unit:	\$237,132
Bond Allocation Per Restricted Rental Unit:	\$239,777

Construction Financing

<u>Source</u>	<u>Amount</u>
Citibank: Tax-Exempt	\$64,500,000
Citibank: Recycled Tax-Exempt	\$11,500,000
Citibank: Taxable	\$29,095,916
Deferred Costs	\$15,775,052
General Partner Equity	\$100
Tax Credit Equity	\$5,316,105

Permanent Financing

<u>Source</u>	<u>Amount</u>
Citibank: Tax-Exempt	\$62,270,000
Deferred Developer Fee	\$9,605,524
General Partner Equity	\$100
Solar Tax Credit Equity	\$1,150,496
Tax Credit Equity	\$53,161,053
TOTAL	\$126,187,173

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$118,023,330
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$153,430,329
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$6,110,463
Approved Developer Fee (in Project Cost & Eligible Basis):	\$15,329,271
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

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	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: 127.656%

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

Zenith on 25th, located at Northwest corner of 25th Street East and East Avenue Q in Palmdale on a 9.9 acre site, requested and is being recommended for a reservation of \$6,110,463 in annual federal tax credits and \$64,500,000 of tax-exempt bond cap to finance the new construction of 272 units of housing, consisting of 269 restricted rental units and 3 unrestricted manager's units. The project will have 44 one-bedroom units, 98 two-bedroom units, 94 three-bedroom units, and 36 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 February 2026 and be completed in January 2028. The project will be developed by Lincoln Avenue Capital LLC and will be located in Senate District 23 and Assembly District 39.

Project Number CA-25-522

Project Name Zenith on 25th
Site Address: Northwest corner of 25th Street East and East Avenue Q
Palmdale, CA 93550
County: Los Angeles
Census Tract: 9111.00

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$6,110,463	\$0
Recommended:	\$6,110,463	\$0

Tax-Exempt Bond Allocation
Recommended: \$64,500,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Palmdale Family Apartments LP
Contact: Brandon Hodge
Address: 401 Wilshire Boulevard, 11th Floor
Santa Monica, CA 90401
Phone: (424) 222-8253
Email: bhodge@lincolnavenue.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: California Municipal Finance Authority
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: Citibank, N.A.
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:	Rainbow Housing Assistance Corporation Palmdale Family GP LLC
General Partner Type:	Joint Venture
Parent Companies:	Rainbow Housing Assistance Corporation Lincoln Avenue Capital LLC
Developer:	Lincoln Avenue Capital LLC
Investor/Consultant:	NEF Assignment Corporation
Management Agent:	FPI Management, Inc.

Project Information

Construction Type:	New Construction	
Total # Residential Buildings:	13	
Total # of Units:	272	
No. / % of Low Income Units:	269	100.00%
Average Targeted Affordability:	55.69%	
Federal Set-Aside Elected:	40%/60%	
Federal Subsidy:	Tax-Exempt	

Information

Housing Type:	Large Family
Geographic Area:	Balance of Los Angeles County
State Ceiling Pool:	New Construction
Set Aside:	N/A
Homeless Set Aside Units:	N/A
CDLAC Project Analyst:	Stefanie McDaniels
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:	29	11%
50% AMI:	29	11%
60% AMI:	211	78%

Unit Mix

44	1-Bedroom Units
98	2-Bedroom Units
94	3-Bedroom Units
36	4-Bedroom Units
272	Total Units

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
18 1 Bedroom	60%	\$1,704
13 1 Bedroom	50%	\$1,420
13 1 Bedroom	30%	\$852
76 2 Bedrooms	60%	\$2,044
10 2 Bedrooms	50%	\$1,703
10 2 Bedrooms	30%	\$1,022
85 3 Bedrooms	60%	\$2,363
4 3 Bedrooms	50%	\$1,969
4 3 Bedrooms	30%	\$1,181
32 4 Bedrooms	60%	\$2,635
2 4 Bedrooms	50%	\$2,196
2 4 Bedrooms	30%	\$1,317
2 2 Bedrooms	Manager's Unit	\$0
1 3 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$3,500,000
Construction Costs	\$78,854,024
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$3,740,000
Soft Cost Contingency	\$200,000
Relocation	\$0
Architectural/Engineering	\$1,656,985
Const. Interest, Perm. Financing	\$10,715,866
Legal Fees	\$550,000
Reserves	\$1,514,724
Other Costs	\$10,126,303
Developer Fee	\$15,329,271
Commercial Costs	\$0
Total	\$126,187,173

Residential

Construction Cost Per Square Foot:	\$258
Per Unit Cost:	\$463,923
Estimated Hard Per Unit Cost:	\$250,000
True Cash Per Unit Cost*:	\$428,609
Bond Allocation Per Unit:	\$237,132
Bond Allocation Per Restricted Rental Unit:	\$239,777

Construction Financing

<u>Source</u>	<u>Amount</u>
Citibank: Tax-Exempt	\$64,500,000
Citibank: Recycled Tax-Exempt	\$11,500,000
Citibank: Taxable	\$29,095,916
Deferred Costs	\$15,775,052
General Partner Equity	\$100
Tax Credit Equity	\$5,316,105

Permanent Financing

<u>Source</u>	<u>Amount</u>
Citibank: Tax-Exempt	\$62,270,000
Deferred Developer Fee	\$9,605,524
General Partner Equity	\$100
Solar Tax Credit Equity	\$1,150,496
Tax Credit Equity	\$53,161,053
TOTAL	\$126,187,173

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$118,023,330
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$153,430,329
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$6,110,463
Approved Developer Fee (in Project Cost & Eligible Basis):	\$15,329,271
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

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	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: 127.656%

**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, 525 Water Street, located at 525 Water Street in Santa Cruz on a 0.76 acre site, requested and is being recommended for a reservation of \$4,230,818 in annual federal tax credits, \$4,755,237 in total state tax credits, and \$47,076,397 of tax-exempt bond cap to finance the new construction of 90 units of housing, consisting of 89 restricted rental units and 1 unrestricted manager's unit. The project will have 33 one-bedroom units, 24 two-bedroom units, 23 three-bedroom units, and 10 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 February 2026 and be completed in October 2027. The project will be developed by Zen 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, VASH Project Based Vouchers, and HUD 811 PRA Contracts. The project financing includes state funding from the Multifamily Housing Program (MHP) of HCD.

Project Number CA-25-527

Project Name 525 Water Street
Site Address: 525 Water Street
Santa Cruz, CA 95060
County: Santa Cruz
Census Tract: 1002.00

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$4,230,818	\$4,755,237
Recommended:	\$4,230,818	\$4,755,237

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

Tax-Exempt Bond Allocation
Recommended: \$47,076,397

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Kingdom Development, Inc.
Applicant for State Credits: CREA LLC
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: California Municipal Finance Authority
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: Citibank, N.A.
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: Zen Development LLC
 Kingdom AN, LLC
 General Partner Type: Joint Venture
 Parent Companies: Zen Development LLC
 Kingdom Development, Inc
 Developer: Zen Development LLC
 Investor/Consultant: CREA LLC
 Management Agent: The John Stewart Company

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 90
 No. / % of Low Income Units: 89 100.00%
 Average Targeted Affordability: 47.98%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt / HUD-VASH Section 8 Project-based
 Vouchers (23 Units - 26%) / HUD Section 8 Project-based
 Vouchers (10 Units - 11%) / HUD Section 811 PRA
 Contract (9 Units - 10%) / Community Development Block
 Grant - Disaster Recovery (CDBG-DR)

Information

Housing Type: Large Family
 Geographic Area: Bay Area Region
 State Ceiling Pool: New Construction
 Set Aside: Homeless Set Aside
 Homeless Set Aside Units: 23
 CDLAC Project Analyst: Curtis Lackey
 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	35%
50% AMI:	14	16%
60% AMI:	44	49%

Unit Mix

33	1-Bedroom Units
24	2-Bedroom Units
23	3-Bedroom Units
10	4-Bedroom Units
90	Total Units

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
6 1 Bedroom	30%	\$1,112
10 1 Bedroom	30%	\$1,112
7 1 Bedroom	30%	\$1,112
10 1 Bedroom	50%	\$1,854
2 2 Bedrooms	30%	\$1,335
3 2 Bedrooms	50%	\$2,225
2 2 Bedrooms	30%	\$1,335
16 2 Bedrooms	60%	\$2,670
1 3 Bedrooms	30%	\$1,542
2 3 Bedrooms	30%	\$1,543
1 3 Bedrooms	50%	\$2,571
19 3 Bedrooms	60%	\$3,085
1 4 Bedrooms	30%	\$1,720
9 4 Bedrooms	60%	\$3,441
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$7,400,000
Construction Costs	\$54,384,559
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$4,253,970
Soft Cost Contingency	\$755,852
Relocation	\$0
Architectural/Engineering	\$1,933,778
Const. Interest, Perm. Financing	\$10,921,839
Legal Fees	\$660,000
Reserves	\$1,112,493
Other Costs	\$2,837,152
Developer Fee	\$10,612,420
Commercial Costs	\$0
Total	\$94,872,063

Residential

Construction Cost Per Square Foot:	\$617
Per Unit Cost:	\$1,054,134
Estimated Hard Per Unit Cost:	\$530,669
True Cash Per Unit Cost*:	\$967,217
Bond Allocation Per Unit:	\$523,071
Bond Allocation Per Restricted Rental Unit:	\$528,948

Construction Financing

<u>Source</u>	<u>Amount</u>
Citibank: Tax-Exempt	\$47,076,397
Citibank: Taxable	\$13,150,752
HCD: CDBG-DR-MHP	\$13,390,216
Deferred Cost	\$15,338,811
Tax Credit Equity	\$5,915,887

Permanent Financing

<u>Source</u>	<u>Amount</u>
Citibank	\$20,829,836
HCD: CDBG-DR-MHP	\$26,780,431
Deferred Developer Fee	\$7,822,552
Tax Credit Equity	\$39,439,244
TOTAL	\$94,872,063

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$81,361,890
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$105,770,457
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$4,230,818
Total State Credit:	\$4,755,237
Approved Developer Fee (in Project Cost & Eligible Basis):	\$10,612,420
Federal Tax Credit Factor:	\$0.84003
State 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

Staff noted a per unit development cost of \$967,217. The applicant noted that the per unit cost is attributed to prevailing wages, supply chain costs, and high interest rates.

The project will restrict 32 Low-Income Units (36% of the Low-Income Units) to serve Special Needs Population(s), as defined in CTCAC Regulations Section 10302(kkk).

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: 122.246%

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

Paseo Senter II Rehab, located at 1908 Senter Road in San Jose on a 2.23 acre site, requested and is being recommended for a reservation of \$1,811,148 in annual federal tax credits and \$21,170,000 of tax-exempt bond cap to finance the acquisition & rehabilitation of 101 units of housing, consisting of 100 restricted rental units and 1 unrestricted manager's unit. The project has 20 one-bedroom units, 47 two-bedroom units, and 34 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 January 2026 and be completed in March 2027. The project will be developed by Core Affordable Housing, LLC and is located in Senate District 15 and Assembly District 25.

Paseo Senter II Rehab is a resyndication of an existing Low Income Housing Tax Credit (LIHTC) project, Paseo Senter II (CA-2005-916). 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-25-531

Project Name Paseo Senter II Rehab
Site Address: 1908 Senter Road
San Jose, CA 95112
County: Santa Clara
Census Tract: 5031.22

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,811,148	\$0
Recommended:	\$1,811,148	\$0

Tax-Exempt Bond Allocation
Recommended: \$21,170,000

CTCAC Applicant Information

CTCAC Applicant/CDLAC Sponsor: PSII Rehab, LP
Contact: Chris Neale
Address: 470 South Market Street
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
Private Placement Purchaser: Not Applicable
Cash Flow Permanent Bond: Not Applicable
Public Sale: Credit Enhanced
Underwriter: RBC Capital Markets
Credit Enhancement Provider: Fannie Mae
Rating: Not Applicable
Denomination: Not Applicable

Development Team

General Partners / Principal Owners:	Core PSII Rehab, LLC AHCDC Paseo Senter 2, LLC
General Partner Type:	Joint Venture
Parent Companies:	Core Affordable Housing, LLC AHCDC Paseo Senter 2, LLC
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:	101	
No. / % of Low Income Units:	100	100.00%
Average Targeted Affordability:	37.80%	
Federal Set-Aside Elected:	40%/60%	
Federal Subsidy:	Tax-Exempt	

Information

Housing Type:	Non-Targeted
Geographic Area:	Bay Area Region
State Ceiling Pool:	Other Rehabilitation
Set Aside:	N/A
Homeless Set Aside Units:	N/A
CDLAC Project Analyst:	Christine Shephard
CTCAC Project Analyst:	Jacob Paixao

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
15% AMI:	10	10%
25% AMI:	21	21%
45% AMI:	69	69%

Unit Mix

20	1-Bedroom Units
47	2-Bedroom Units
34	3-Bedroom Units
101	Total Units

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
2 1 Bedroom	15%	\$518
5 1 Bedroom	25%	\$863
13 1 Bedroom	45%	\$1,555
5 2 Bedrooms	15%	\$622
10 2 Bedrooms	25%	\$1,036
31 2 Bedrooms	45%	\$1,866
3 3 Bedrooms	15%	\$718
6 3 Bedrooms	25%	\$1,197
25 3 Bedrooms	45%	\$2,156
1 2 Bedrooms	Manager's Unit	\$2,408

Project Cost Summary at Application

Land and Acquisition	\$25,162,923
Construction Costs	\$0
Rehabilitation Costs	\$10,271,760
Construction Hard Cost Contingency	\$3,329,448
Soft Cost Contingency	\$300,000
Relocation	\$653,000
Architectural/Engineering	\$770,090
Const. Interest, Perm. Financing	\$3,675,411
Legal Fees	\$85,000
Reserves	\$1,552,992
Other Costs	\$736,781
Developer Fee	\$2,500,000
Commercial Costs	\$0
Total	\$49,037,405

Residential

Construction Cost Per Square Foot:	\$90
Per Unit Cost:	\$485,519
Estimated Hard Per Unit Cost:	\$86,465
True Cash Per Unit Cost*:	\$480,568
Bond Allocation Per Unit:	\$209,604
Bond Allocation Per Restricted Rental Unit:	\$211,700

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
RBC: Tax Exempt	\$21,170,000	Chase	\$2,950,000
HCD: MHP	\$12,797,086	Chase: Recycled Tax-Exempt	\$4,000,000
County of Santa Clara	\$810,352	HCD: MHP	\$12,797,086
City of San Jose	\$8,820,315	County of Santa Clara	\$810,352
Housing Trust of Silicon Valley	\$500,000	City of San Jose	\$8,820,315
Reserves	\$719,043	Housing Trust of Silicon Valley	\$500,000
Deferred Costs	\$2,481,907	Deposit Refunds	\$553,588
Tax Credit Equity	\$1,738,702	Reserves	\$719,043
		Deferred Developer Fee	\$500,000
		Tax Credit Equity	\$17,387,021
		TOTAL	\$49,037,405

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

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	\$18,912,831
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	\$20,696,550
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$24,586,680
Qualified Basis (Acquisition):	\$20,696,550
Applicable Rate:	4.00%
Maximum Annual Federal Credit, Rehabilitation:	\$983,286
Maximum Annual Federal Credit, Acquisition:	\$827,862
Total Maximum Annual Federal Credit:	\$1,811,148
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,500,000
Federal Tax Credit Factor:	\$0.96000

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 must submit to CTCAC, at the time the placed in service documentation is submitted, 3rd party lender verification of the assumed debt at the time of closing on the purchase of the property. The total assumed debt figure represents the purchase price of the property. Should the assumed debt figure be less than the acquisition basis of the existing improvements figure presented in the preliminary application, CTCAC may re-evaluate the acquisition basis of the existing improvements, which ultimately may affect the final tax credit award.

CDLAC Analyst Comments**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-2005-916). 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-2005-916) 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

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	0
Exceeding Minimum Income Restrictions	20	20	0
Exceeding Minimum Rent Restrictions	10	10	0
General Partner Experience	7	7	0
Management Company Experience	3	3	0
Housing Needs	10	0	0
Leveraged Soft Resources	8	8	0
Readiness to Proceed	10	10	0
Affirmatively Furthering Fair Housing	10	0	0
Site Amenities	10	10	0
Service Amenities	10	10	0
Cost Containment	12	12	0
Negative Points	No Maximum		0
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
August 5, 2025**

The project, 41st & Soquel Apartments, located at 2755 41st Avenue in Soquel on a 2.71 acre site, requested and is being recommended for a reservation of \$10,668,462 in annual federal tax credits and \$8,480,000 in total state tax credits and \$105,000,000 of tax-exempt bond cap to finance the new construction of 256 units of housing, consisting of 253 restricted rental units and 3 unrestricted manager's units. The project will have 20 studio units, 100 one-bedroom units, 71 two-bedroom units, and 65 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 January 2026 and be completed in July 2028. The project will be developed by Pacific West Communities, Inc. and will be located in Senate District 17 and Assembly District 30.

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

Project Number CA-25-533

Project Name 41st & Soquel Apartments
Site Address: 2755 41st Avenue
Soquel, CA 95073
County: Santa Cruz
Census Tract: 1220.05

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$10,668,462	\$8,480,000
Recommended:	\$10,668,462	\$8,480,000

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

Tax-Exempt Bond Allocation
Recommended: \$105,000,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Linc Housing Corporation
Contact: Anders Plett
Address: 3590 Elm Avenue
Long Beach, CA 90807
Phone: (562)684-1131
Email: aplett@linchousing.org

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 Partners / Principal Owners:	Linc Soquel Dr LLC TPC Holdings IX, LLC
General Partner Type:	Joint Venture
Parent Companies:	Linc Housing Corporation 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:	256
No. / % of Low Income Units:	253 100.00%
Average Targeted Affordability:	54.98%
Federal Set-Aside Elected:	40%/60% Average Income
Federal Subsidy:	Tax-Exempt / HUD Section 8 Project-based Vouchers (91 Units - 36%)

Information

Housing Type:	Large Family
Geographic Area:	Bay Area Region
State Ceiling Pool:	New Construction
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:	92	36%
50% AMI:	4	2%
60% AMI:	4	2%
70% AMI*:	153	60%

*CTCAC restricted only

Unit Mix

20	SRO/Studio Units
100	1-Bedroom Units
71	2-Bedroom Units
65	3-Bedroom Units
256	Total Units

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
1 SRO/Studio	30%	\$1,038
1 SRO/Studio	50%	\$1,731
1 SRO/Studio	60%	\$2,077
17 SRO/Studio	70%	\$2,423
63 1 Bedroom	30%	\$1,112
1 1 Bedroom	50%	\$1,854
1 1 Bedroom	60%	\$2,225
35 1 Bedroom	70%	\$2,596
14 2 Bedrooms	30%	\$1,335
1 2 Bedrooms	50%	\$2,225
1 2 Bedrooms	60%	\$2,670
52 2 Bedrooms	70%	\$3,115
14 3 Bedrooms	30%	\$1,542
1 3 Bedrooms	50%	\$2,571
1 3 Bedrooms	60%	\$3,085
49 3 Bedrooms	70%	\$3,599
3 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$788,281
Construction Costs	\$147,746,266
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$7,400,000
Soft Cost Contingency	\$980,000
Relocation	\$0
Architectural/Engineering	\$2,625,000
Const. Interest, Perm. Financing	\$15,742,400
Legal Fees	\$225,000
Reserves	\$3,060,576
Other Costs	\$12,478,703
Developer Fee	\$19,800,000
Commercial Costs	\$0
Total	\$210,846,226

Residential

Construction Cost Per Square Foot:	\$508
Per Unit Cost:	\$823,618
Estimated Hard Per Unit Cost:	\$511,207
True Cash Per Unit Cost*:	\$769,712
Bond Allocation Per Unit:	\$410,156
Bond Allocation Per Restricted Rental Unit:	\$1,050,000

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Citibank: Tax-Exempt	\$105,000,000	Citibank: Tax-Exempt	\$58,300,000
Citibank: Taxable	\$20,051,193	Bonneville: Recycled Tax-Exempt	\$12,000,000
Bonneville: Recycled Tax-Exempt	\$12,000,000	Safehold, Inc.	\$31,981,515
Safehold, Inc.	\$31,981,515	Deferred Developer Fee	\$13,800,000
Deferred Costs	\$3,060,576	Tax Credit Equity	\$94,764,711
Deferred Developer Fee	\$19,800,000	TOTAL	\$210,846,226
Tax Credit Equity	\$18,952,942		

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$205,162,737
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$266,711,558
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$10,668,462
Total State Credit:	\$8,480,000
Approved Developer Fee (in Project Cost & Eligible Basis):	\$19,800,000
Federal Tax Credit Factor:	\$0.81992
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

Staff noted a per unit development cost of \$769,712. The applicant noted that this per unit cost is attributed to a requirement to pay prevailing wages, being in a high cost area, and containing a podium parking structure.

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: 138.085%

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

Brookview Senior Villas, located at 213 & 225 W. Elder St. in Fallbrook on a 1.45 acre site, requested and is being recommended for a reservation of \$1,799,885 in annual federal tax credits and \$4,184,430 in total state tax credits and \$19,720,254 of tax-exempt bond cap to finance the new construction of 61 units of housing, consisting of 60 restricted rental units and 1 unrestricted manager's unit. The project will have 56 one-bedroom units, and 5 two-bedroom units, serving special needs tenants with rents affordable to households earning 20%-40% of area median income (AMI). The construction is expected to begin in February 2026 and be completed in October 2027. The project will be developed by National Community Renaissance of California and will be located in Senate District 40 and Assembly District 75.

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-25-540

Project Name Brookview Senior Villas
Site Address: 213 & 225 W. Elder Street
Fallbrook, CA 92028
County: San Diego
Census Tract: 189.04

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,799,885	\$4,184,430
Recommended:	\$1,799,885	\$4,184,430

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

Tax-Exempt Bond Allocation
Recommended: \$19,720,254

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Fallbrook Senior Apartments LP
Applicant for State Credits: National Community Renaissance of California
Contact: Ashley Wright
Address: 9692 Haven Avenue, Suite 100
Rancho Cucamonga, CA 91730
Phone: 909-204-3429
Email: awright@nationalcore.org

Bond Financing Information

CDLAC Applicant/Bond Issuer:	California Municipal Finance Authority
Bond Counsel:	Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser:	JP Morgan Chase Bank, N. A.
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:	NCRC Fallbrook LLC SDCHC West Elder LLC
General Partner Type:	Nonprofit
Parent Companies:	National Community Renaissance of California San Diego Community Housing Corporation
Developer:	National Community Renaissance of California
Investor/Consultant:	Hudson Housing Capital
Management Agent:	National Community Renaissance of California

Project Information

Construction Type:	New Construction	
Total # Residential Buildings:	1	
Total # of Units:	61	
No. / % of Low Income Units:	60	100.00%
Average Targeted Affordability:	33.00%	
Federal Set-Aside Elected:	40%/60%	
Federal Subsidy:	Tax-Exempt / Section 8 Project-based Vouchers (60 Units - 100%) / HOME	

Information

Housing Type:	Special Needs	
% of Special Need Units:	60 units	100%
Geographic Area:	Coastal Region	
State Ceiling Pool:	Rural	
Set Aside:	N/A	
Homeless Set Aside Units:	12	
CDLAC Project Analyst:	Charity Guimont	
CTCAC Project Analyst:	Gloria Witherow	

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
20% AMI:	12	20%
30% AMI:	18	30%
40% AMI:	30	50%

Unit Mix

56	1-Bedroom Units
5	2-Bedroom Units
61	Total Units

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including</u>
12 1 Bedroom	20%	\$620
16 1 Bedroom	30%	\$930
28 1 Bedroom	40%	\$1,240
2 2 Bedrooms	30%	\$1,116
2 2 Bedrooms	40%	\$1,489
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$3,378,885
Construction Costs	\$22,276,348
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$1,160,734
Soft Cost Contingency	\$250,000
Relocation	\$0
Architectural/Engineering	\$1,085,500
Const. Interest, Perm. Financing	\$3,466,854
Legal Fees	\$185,000
Reserves	\$584,494
Other Costs	\$2,557,384
Developer Fee	\$4,514,761
Commercial Costs	\$0
Total	\$39,459,960

Residential

Construction Cost Per Square Foot:	\$467
Per Unit Cost:	\$646,885
Estimated Hard Per Unit Cost:	\$311,286
True Cash Per Unit Cost*:	\$615,899
Bond Allocation Per Unit:	\$323,283
Bond Allocation Per Restricted Rental Unit:	\$328,671

Construction Financing

Source	Amount
JPMorgan: Tax-Exempt	\$19,720,254
JPMorgan: Taxable	\$6,917,446
County of San Diego: NPLH	\$2,597,681
County of San Diego: HOME	\$4,500,000
RTCIP ¹ : Waived Fees	\$175,379
Deferred Costs	\$634,494
Deferred Developer Fee	\$3,114,761
Tax Credit Equity	\$1,799,945

Permanent Financing

Source	Amount
JPMorgan: Tax-Exempt	\$10,514,054
County of San Diego: NPLH	\$2,886,312
County of San Diego: HOME	\$5,000,000
RTCIP ¹ : Waived Fees	\$175,379
Deferred Developer Fee	\$1,714,761
Tax Credit Equity	\$19,169,454
TOTAL	\$39,459,960

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

¹Regional Transportation Congestion Improvement Program

Determination of Credit Amount(s)

Requested Eligible Basis:	\$34,613,173
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$44,997,125
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$1,799,885
Total State Credit:	\$4,184,430
Approved Developer Fee (in Project Cost & Eligible Basis):	\$4,514,761
Federal Tax Credit Factor:	\$0.86278
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).

Point Criteria	New Const. Max. Points	Rehabilitation Max.	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: 113.167%

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

BMG Housing, located at 3678-3679 Bridgeport Court, 510 Branham Lane East, and 513 Branham Lane East in Santa Clara County on a total of 4.9 acres, requested and is being recommended for a reservation of \$1,395,195 in annual federal tax credits and \$18,429,090 of tax-exempt bond cap to finance the acquisition & rehabilitation of 109 units of housing, consisting of 106 restricted rental units and 3 unrestricted manager's units. The project has 40 one-bedroom units, 9 two-bedroom units, 44 three-bedroom units, and 16 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 February 2026 and be completed in February 2027. The project will be developed by Community Housing Developers, Inc. and is located in Senate District 15 and Assembly District 26.

The project financing includes state funding from the California Housing Rehabilitation Program-Rental (CHRP-R) and Rental Housing Construction Program (RHCP) programs of HCD.

Project Number	CA-25-552	
Project Name	BMG Housing	
Site Addresses:	Site 1	Site 2
	3678-3679 Bridgeport Court	510 Branham Lane East
	San Jose, CA 95117	San Jose, CA 95111
	County: Santa Clara	County: Santa Clara
	Census Tract: 5063.05	Census Tract: 5120.43
	Site 3	
	513 Branham Lane East	
	San Jose, CA 95111	
	County: Santa Clara	
	Census Tract: 5120.56	

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,395,195	\$0
Recommended:	\$1,395,195	\$0

Tax-Exempt Bond Allocation	
Recommended:	\$18,429,090

CTCAC Applicant Information	
CTCAC Applicant/CDLAC Sponsor:	BMG Housing LP
Contact:	Wendy Cruz
Address:	95 S. Market Street, Suite 610 San Jose, CA 95113
Phone:	408-279-7677
Email:	wcruz@communityhousingsv.org

Bond Financing Information

CDLAC Applicant/Bond Issuer:	California Municipal Finance Authority
Bond Counsel:	Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser:	Citibank, N.A.
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:	BMG Housing LLC Kingdom BD, LLC
General Partner Type:	Nonprofit
Parent Companies:	Community Housing Developers, Inc. Kingdom Development, Inc.
Developer:	Community Housing Developers, Inc.
Investor/Consultant:	CREA, LLC
Management Agent:	Community Housing Developers, Inc.

Project Information

Construction Type:	Acquisition & Rehabilitation
Total # Residential Buildings:	14
Total # of Units:	109
No. / % of Low Income Units:	106 100.00%
Average Targeted Affordability:	39.91%
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:	Other Rehabilitation
Set Aside:	N/A
Homeless Set Aside Units:	N/A
CDLAC Project Analyst:	Danielle Stevenson
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:	67	63%
50% AMI:	30	28%
80% AMI*:	9	8%

*CTCAC restricted only

Unit Mix

40	1-Bedroom Units
9	2-Bedroom Units
44	3-Bedroom Units
16	4-Bedroom Units
109	Total Units

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
18 3 Bedrooms	30%	\$1,030
4 3 Bedrooms	50%	\$1,716
5 3 Bedrooms	80%	\$2,745
4 2 Bedrooms	30%	\$891
4 2 Bedrooms	50%	\$1,485
7 3 Bedrooms	30%	\$1,030
8 3 Bedrooms	50%	\$1,716
11 4 Bedrooms	30%	\$1,148
1 4 Bedrooms	50%	\$1,914
4 4 Bedrooms	80%	\$3,062
27 1 Bedroom	30%	\$742
13 1 Bedroom	50%	\$1,237
1 3 Bedrooms	Manager's Unit	\$700
1 3 Bedrooms	Manager's Unit	\$600
1 2 Bedrooms	Manager's Unit	\$500

Project Cost Summary at Application

Land and Acquisition	\$19,017,118
Construction Costs	\$0
Rehabilitation Costs	\$8,076,642
Construction Hard Cost Contingency	\$797,864
Soft Cost Contingency	\$911,594
Relocation	\$716,472
Architectural/Engineering	\$400,000
Const. Interest, Perm. Financing	\$1,923,374
Legal Fees	\$275,000
Reserves	\$725,372
Other Costs	\$401,515
Developer Fee	\$4,208,612
Commercial Costs	\$0
Total	\$37,453,563

Residential

Construction Cost Per Square Foot:	\$82
Per Unit Cost:	\$343,611
Estimated Hard Per Unit Cost:	\$64,600
True Cash Per Unit Cost*:	\$316,518
Bond Allocation Per Unit:	\$169,074
Bond Allocation Per Restricted Rental Unit:	\$189,991

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
Citibank: Tax-Exempt	\$12,845,576	Citibank: Tax-Exempt	\$5,164,068
CMFA ¹ : Tax-Exempt	\$5,583,514	CMFA ¹ : Tax-Exempt	\$5,583,514
CMFA ¹ : Recycled Tax-Exempt	\$585,252	CMFA ¹ : Recycled Tax-Exempt	\$585,252
HCD: CHRP-R	\$3,110,399	HCD: CHRP-R	\$3,110,399
HCD: RHCP-0022	\$5,363,793	HCD: RHCP-0022	\$5,363,793
HCD: RHCP-0017	\$1,594,020	HCD: RHCP-0017	\$1,594,020
City of San Jose: Meadows	\$89,735	City of San Jose: Meadows	\$89,735
City of San Jose: Bridgeport	\$1,750,295	City of San Jose: Bridgeport	\$1,750,295
Acquired Reserves	\$280,595	Acquired Reserves	\$280,595
Deferred Costs	\$5,514,025	Net Operating Income	\$166,479
Net Operating Income	\$166,479	Deferred Developer Fee	\$2,367,818
Tax Credit Equity	\$569,880	Tax Credit Equity	\$11,397,595
		TOTAL	\$37,453,563

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

¹California Municipal Finance Authority

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	\$8,712,783
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	\$18,299,950
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$16,579,913
Qualified Basis (Acquisition):	\$18,299,950
Applicable Rate:	4.00%
Maximum Annual Federal Credit, Rehabilitation:	\$663,197
Maximum Annual Federal Credit, Acquisition:	\$731,998
Total Maximum Annual Federal Credit:	\$1,395,195
Approved Developer Fee (in Project Cost & Eligible Basis):	\$4,208,612
Federal Tax Credit Factor:	\$0.81692

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 involves the substantial acquisition and rehabilitation of 3 scattered-site buildings originally constructed in 1960s and 1990s in the city of San Jose.

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	0
Exceeding Minimum Income Restrictions	20	20	0
Exceeding Minimum Rent Restrictions	10	10	0
General Partner Experience	7	7	0
Management Company Experience	3	3	0
Housing Needs	10	0	0
Leveraged Soft Resources	8	8	0
Readiness to Proceed	10	10	0
Affirmatively Furthering Fair Housing	10	0	0
Site Amenities	10	10	0
Service Amenities	10	10	0
Cost Containment	12	12	0
Negative Points	No Maximum		0
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
August 5, 2025**

San Simeon Oaks Village, located at Intersection of San Marcos Road & San Simeon Drive in Santa Barbara on a 3.65 acre site, requested and is being recommended for a reservation of \$2,787,765 in annual federal tax credits and \$28,145,704 of tax-exempt bond cap to finance the new construction of 106 units of housing, consisting of 105 restricted rental units and 1 unrestricted manager's unit. The project will have 51 one-bedroom units, 26 two-bedroom units, and 29 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 February 2026 and be completed in December 2027. The project will be developed by Red Tail Multifamily Land Development, LLC and will be located in Senate District 21 and Assembly District 37.

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

Project Number CA-25-559

Project Name San Simeon Oaks Village
Site Address: Intersection of San Marcos Road & San Simeon Drive
Santa Barbara, CA 93111
County: Santa Barbara
Census Tract: 0030.04

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$2,787,765	\$0
Recommended:	\$2,787,765	\$0

Tax-Exempt Bond Allocation
Recommended: \$28,145,704

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: FLT San Simeon Oaks, L.P.
Contact: Ron Wu
Address: 2082 Michelson Drive
Irvine, CA 92612
Phone: (415) 757-8639
Email: rwu@rtacq.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: Housing Authority of the County of Santa Barbara
Bond Counsel: Jones Hall, A Professional Law Corporation
Private Placement Purchaser: Citibank, N.A.
Cash Flow Permanent Bond: Not Applicable
Public Sale: Unenhanced/Unrated
Underwriter: Not Applicable
Credit Enhancement Provider: Not Applicable
Rating: Not Applicable
Denomination: Not Applicable

Development Team

General Partners / Principal Owners:	Surf Development Company FLT San Simeon Oaks AGP, LLC
General Partner Type:	Joint Venture
Parent Companies:	Surf Development Company FLT Equity, LLC
Developer:	Red Tail Multifamily Land Development, LLC
Investor/Consultant:	Redstone Equity Partners
Management Agent:	Housing Authority of the County of Santa Barbara

Project Information

Construction Type:	New Construction
Total # Residential Buildings:	5
Total # of Units:	106
No. / % of Low Income Units:	105 100.00%
Average Targeted Affordability:	59.81%
Federal Set-Aside Elected:	40%/60% Average Income
Federal Subsidy:	Tax-Exempt / HUD Section 8 Project-based Vouchers (8 Units - 8%)

Information

Housing Type:	Large Family
Geographic Area:	Coastal Region
State Ceiling Pool:	New Construction
Set Aside:	N/A
Homeless Set Aside Units:	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:	11	10%
50% AMI:	18	17%
60% AMI:	27	26%
70% AMI*:	49	47%

*CTCAC restricted only

Unit Mix

51	1-Bedroom Units
26	2-Bedroom Units
29	3-Bedroom Units
106	Total Units

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
6 1 Bedroom	30%	\$993
8 1 Bedroom	50%	\$1,655
12 1 Bedroom	60%	\$1,986
25 1 Bedroom	70%	\$2,317
3 2 Bedrooms	30%	\$1,191
5 2 Bedrooms	50%	\$1,986
5 2 Bedrooms	60%	\$2,383
12 2 Bedrooms	70%	\$2,780
2 3 Bedrooms	30%	\$1,377
5 3 Bedrooms	50%	\$2,295
10 3 Bedrooms	60%	\$2,754
12 3 Bedrooms	70%	\$3,213
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$0
Construction Costs	\$33,258,836
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$2,501,147
Soft Cost Contingency	\$830,000
Relocation	\$0
Architectural/Engineering	\$1,500,000
Const. Interest, Perm. Financing	\$5,104,772
Legal Fees	\$875,000
Reserves	\$651,266
Other Costs	\$5,190,729
Developer Fee	\$6,992,721
Commercial Costs	\$0
Total	\$56,904,471

Residential

Construction Cost Per Square Foot:	\$341
Per Unit Cost:	\$536,835
Estimated Hard Per Unit Cost:	\$272,264
True Cash Per Unit Cost*:	\$484,709
Bond Allocation Per Unit:	\$265,526
Bond Allocation Per Restricted Rental Unit:	\$502,602

Construction Financing

<u>Source</u>	<u>Amount</u>
Citibank: Tax-Exempt	\$28,145,704
Citibank: Taxable	\$13,227,715
Tax Credit Equity	\$3,483,572
Deferred Costs	\$12,047,480

Permanent Financing

<u>Source</u>	<u>Amount</u>
Citibank: Tax-Exempt	\$26,719,674
Santa Barbara County	\$1,100,000
Deferred Developer Fee	\$5,525,370
Solar Tax Credit Equity	\$423,300
Tax Credit Equity	\$23,136,127
TOTAL	\$56,904,471

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$53,610,864
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$69,694,123
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$2,787,765
Approved Developer Fee (in Project Cost & Eligible Basis):	\$6,992,721
Federal Tax Credit Factor:	\$0.82992

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: 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: 132.909%

**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, 136 River Apartments, located at 136 River Street in Santa Cruz on a 0.25 acre site, requested and is being recommended for a reservation of \$2,147,773 in annual federal tax credits and \$9,999,047 in total state tax credits and \$22,655,819 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 23 one-bedroom units, 14 two-bedroom units, and 13 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 136 River Partners, 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-25-560

Project Name 136 River Apartments
Site Address: 136 River Street
Santa Cruz, CA 95060
County: Santa Cruz
Census Tract: 1007.00

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$2,147,773	\$9,999,047
Recommended:	\$2,147,773	\$9,999,047

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

Tax-Exempt Bond Allocation
Recommended: \$22,655,819

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: 136 River Apartments Investors, L.P.
Applicant for State Credits: Pacific Housing, Inc.
Contact: Jim Rendler
Address: 433 Marsh Street
San Luis Obispo, CA 93401
Phone: (408)891-8303
Email: jrendler@ftfhousing.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: California Municipal Finance Authority
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: Banc of California
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: 136 River Partners, LLC
 PacH Lancaster Holdings, LLC
 Pacific Housing

General Partner Type: Joint Venture

Parent Companies: 136 River Partners, LLC
 Pacific Housing, Inc.

Developer: 136 River Partners, LLC

Investor/Consultant: Boston Financial

Management Agent: FPI Management, Inc.

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: 44.08%

Federal Set-Aside Elected: 40%/60%

Federal Subsidy: Tax-Exempt / HUD Section 8 Project-based Vouchers
 (20 Units - 40%)

Information

Housing Type: Large Family

Geographic Area: Coastal Region

State Ceiling Pool: New Construction

Set Aside: Extremely Low/Very Low Income Set Aside

Homeless Set Aside Units: N/A

CDLAC Project Analyst: Stefanie McDaniels

CTCAC Project Analyst: Gloria Witherow

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	13	27%
40% AMI:	11	22%
50% AMI:	17	35%
60% AMI:	8	16%

Unit Mix

23	1-Bedroom Units
14	2-Bedroom Units
13	3-Bedroom Units
50	Total Units

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
4 1 Bedroom	60%	\$2,225
5 1 Bedroom	50%	\$1,854
2 1 Bedroom	40%	\$1,483
1 1 Bedroom	30%	\$1,112
2 2 Bedrooms	60%	\$2,670
4 2 Bedrooms	50%	\$2,225
1 2 Bedrooms	40%	\$1,780
1 2 Bedrooms	30%	\$1,335
2 3 Bedrooms	60%	\$3,085
5 3 Bedrooms	50%	\$2,571
1 3 Bedrooms	40%	\$2,057
1 3 Bedrooms	30%	\$1,542
1 1 Bedroom	50%	\$1,854
4 1 Bedroom	40%	\$1,483
5 1 Bedroom	30%	\$1,112
1 2 Bedrooms	50%	\$2,225
2 2 Bedrooms	40%	\$1,780
3 2 Bedrooms	30%	\$1,335
1 3 Bedrooms	50%	\$2,571
1 3 Bedrooms	40%	\$2,057
2 3 Bedrooms	30%	\$1,542
1 1 Bedroom	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$1,797,625
Construction Costs	\$28,617,103
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$1,417,028
Soft Cost Contingency	\$147,750
Relocation	\$0
Architectural/Engineering	\$1,138,650
Const. Interest, Perm. Financing	\$3,655,237
Legal Fees	\$75,000
Reserves	\$326,418
Other Costs	\$1,726,816
Developer Fee	\$5,387,391
Commercial Costs	\$580,224
Total	\$44,869,242

Residential

Construction Cost Per Square Foot:	\$528
Per Unit Cost:	\$885,780
Estimated Hard Per Unit Cost:	\$511,097
True Cash Per Unit Cost*:	\$804,971
Bond Allocation Per Unit:	\$453,116
Bond Allocation Per Restricted Rental Unit:	\$462,364

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
Banc of CA: Tax-Exempt	\$4,016,374	Banc of CA: Tax-Exempt	\$11,500,000
Banc of CA: Taxable	\$10,643,437	City of Santa Cruz	\$2,500,000
Boston Financial	\$22,655,819	Deferred Developer Fee	\$4,093,418
City of Santa Cruz	\$2,500,000	Tax Credit Equity	\$26,775,824
Deferred Costs	\$960,194	TOTAL	\$44,869,242
Deferred Developer Fee	\$4,093,418		

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$41,303,336
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$53,694,337
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$2,147,773
Total State Credit:	\$9,999,047
Approved Developer Fee (in Project Cost & Eligible Basis):	\$5,387,391
Federal Tax Credit Factor:	\$0.86775
State Tax Credit Factor:	\$0.81393

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 \$804,971. The applicant noted that the per unit cost is attributed to higher costs from required concrete podium construction, costly Type IIIA fire-related wood framing, a small and constrained site, interest rates, and elevated land values.

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: 117.332%

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

SDSU Mission Valley, located at Jacaranda Street, Wildrose Road, and Coffeeberry Road in San Diego on a 1.19 acre site, requested and is being recommended for a reservation of \$3,929,628 in annual federal tax credits and \$5,543,999 in total state tax credits and \$43,500,000 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 61 one-bedroom units, 33 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 January 2026 and be completed in August 2027. The project will be developed by Chelsea Investment Corporation and will be located in Senate District 39 and Assembly District 78.

Project Number CA-25-562

Project Name SDSU Mission Valley
 Site Address: Jacaranda Street, Wildrose Road, and Coffeeberry Road
 San Diego, CA 92109
 County: San Diego
 Census Tract: 0093.07

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$3,929,628	\$5,543,999
Recommended:	\$3,929,628	\$5,543,999

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

Tax-Exempt Bond Allocation
 Recommended: \$43,500,000

CTCAC Applicant Information
 CTCAC Applicant/CDLAC Sponsor: Southern California Housing Collaborative
 Contact: Nathan Schmid
 Address: 2400 Fenton Street #206
 Chula Vista, CA 91914
 Phone: 619-271-3535
 Email: nathan@socalhc.org

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

Development Team

General Partners / Principal Owners: Southern California Housing Collaborative
CIC SDSU MV, LLC

General Partner Type: Joint Venture

Parent Companies: Southern California Housing Collaborative
Chelsea Investment Corporation

Developer: Chelsea Investment Corporation

Investor/Consultant: Raymond James

Management Agent: CONAM Management Corporation

Project Information

Construction Type: New Construction

Total # Residential Buildings: 1

Total # of Units: 126

No. / % of Low Income Units: 125 100.00%

Average Targeted Affordability: 48.96%

Federal Set-Aside Elected: 40%/60%

Federal Subsidy: Tax-Exempt

Information

Housing Type: Large Family

Geographic Area: Coastal Region

State Ceiling Pool: New Construction

Set Aside: Extremely Low/Very Low Income Set Aside

CDLAC Project Analyst: Erin DeBlaquiere

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:	13	10%
50% AMI:	99	79%
60% AMI:	13	10%

Unit Mix

61	1-Bedroom Units
33	2-Bedroom Units
32	3-Bedroom Units
<u>126</u>	<u>Total Units</u>

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
6 1 Bedroom	30%	\$930
3 1 Bedroom	50%	\$1,550
46 1 Bedroom	50%	\$1,550
6 1 Bedroom	60%	\$1,860
3 2 Bedrooms	30%	\$1,116
26 2 Bedrooms	50%	\$1,861
3 2 Bedrooms	60%	\$2,233
3 3 Bedrooms	30%	\$1,290
1 3 Bedrooms	30%	\$1,290
24 3 Bedrooms	50%	\$2,150
4 3 Bedrooms	60%	\$2,580
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$14,547,400
Construction Costs	\$43,990,041
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$2,199,502
Soft Cost Contingency	\$851,142
Relocation	\$0
Architectural/Engineering	\$2,360,072
Const. Interest, Perm. Financing	\$7,692,087
Legal Fees	\$968,278
Reserves	\$720,000
Other Costs	\$5,988,233
Developer Fee	\$9,856,925
Commercial Costs	\$0
Total	\$89,173,680

Residential

Construction Cost Per Square Foot:	\$370
Per Unit Cost:	\$707,728
Estimated Hard Per Unit Cost:	\$310,220
True Cash Per Unit Cost*:	\$706,533
Bond Allocation Per Unit:	\$345,238
Bond Allocation Per Restricted Rental Unit:	\$348,000

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Citibank: Tax-Exempt	\$43,500,000	Citibank: Tax-Exempt	\$20,500,000
Citibank: Recycled Tax-Exempt	\$3,000,000	Board of Trustees: CSU ¹	\$16,797,400
Citibank: Taxable	\$9,227,326	CIC Opportunities Fund VI	\$3,000,000
Board of Trustees: CSU ¹	\$16,797,400	Accrued Interest	\$1,007,844
Accrued Interest	\$1,007,844	Deferred Developer Fee	\$8,258,511
Deferred Costs	\$11,695,166	Solar Tax Credit Equity	\$150,480
Tax Credit Equity	\$3,945,944	Tax Credit Equity	\$39,459,445
		TOTAL	\$89,173,680

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

¹California State University

Determination of Credit Amount(s)

Requested Eligible Basis:	\$75,569,763
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$98,240,692
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$3,929,628
Total State Credit:	\$5,543,999
Approved Developer Fee (in Project Cost & Eligible Basis):	\$9,856,925
Federal Tax Credit Factor:	\$0.88000
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 \$687,442. The applicant noted that this per unit cost is attributed to high cost of land, offsite improvements, prevailing wages, and high interest rates for insurance.

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: 117.080%

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

Victoria Flats, located at Victoria Avenue and Olivas Park Drive in Ventura on a 1.62 acre site, requested and is being recommended for a reservation of \$2,446,917 in annual federal tax credits and \$2,724,270 in total state tax credits and \$24,861,947 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 26 one-bedroom units, 35 two-bedroom units, 32 three-bedroom units, and 11 four-bedroom units, serving families with rents affordable to households earning 30%-80% of area median income (AMI). The construction is expected to begin in January 2026 and be completed in September 2027. The project will be developed by Red Tail Multifamily Land Development, LLC and will be located in Senate District 21 and Assembly District 38.

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

Project Number CA-25-566

Project Name Victoria Flats
Site Address: Victoria Avenue and Olivas Park Drive
Ventura, CA 93003
County: Ventura
Census Tract: 2800.00

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$2,446,917	\$2,724,270
Recommended:	\$2,446,917	\$2,724,270

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

Tax-Exempt Bond Allocation
Recommended: \$24,861,947

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: FLT Olivas Partners, LP
Applicant for State Credits: Affordable Housing Access, Inc.
Contact: Ron Wu
Address: 2082 Michelson Drive, 4th Floor
Irvine, CA 92612
Phone: (415) 757-8639
Email: rwu@rtacq.com

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

Development Team

General Partners / Principal Owners: AHA Ventura II MGP, LLC
 Olivas Partners AGP, LLC

General Partner Type: Joint Venture

Parent Companies: Affordable Housing Access, Inc.
 FLT Equity, LLC

Developer: Red Tail Multifamily Land Development, LLC

Investor/Consultant: R4 Capital

Management Agent: VPM Management

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: 58.35%

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

Federal Subsidy: Tax-Exempt

Information

Housing Type: Large Family

Geographic Area: Coastal Region

State Ceiling Pool: New Construction

Set Aside: Mixed Income Set Aside

CDLAC Project Analyst: Anthony Wey

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:	32	31%
40% AMI:	7	7%
50% AMI:	7	7%
60% AMI:	7	7%
80% AMI*:	50	49%

*CTCAC restricted only

Unit Mix

26	1-Bedroom Units
35	2-Bedroom Units
32	3-Bedroom Units
11	4-Bedroom Units
104	Total Units

Unit Type & Number	2025 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
10 1 Bedroom	30%	\$791
2 1 Bedroom	40%	\$1,055
2 1 Bedroom	50%	\$1,319
2 1 Bedroom	60%	\$1,583
10 1 Bedroom	80%	\$2,111
10 2 Bedrooms	30%	\$950
2 2 Bedrooms	40%	\$1,267
2 2 Bedrooms	50%	\$1,583
2 2 Bedrooms	60%	\$1,900
18 2 Bedrooms	80%	\$2,534
10 3 Bedrooms	30%	\$1,097
2 3 Bedrooms	40%	\$1,463
2 3 Bedrooms	50%	\$1,829
2 3 Bedrooms	60%	\$2,195
16 3 Bedrooms	80%	\$2,927
2 4 Bedrooms	30%	\$1,224
1 4 Bedrooms	40%	\$1,633
1 4 Bedrooms	50%	\$2,041
1 4 Bedrooms	60%	\$2,449
6 4 Bedrooms	80%	\$3,266
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$320,000
Construction Costs	\$30,410,153
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$1,560,000
Soft Cost Contingency	\$500,000
Relocation	\$0
Architectural/Engineering	\$1,550,000
Const. Interest, Perm. Financing	\$4,703,232
Legal Fees	\$750,000
Reserves	\$692,204
Other Costs	\$3,981,771
Developer Fee	\$6,137,750
Commercial Costs	\$0
Total	\$50,605,110

Residential

Construction Cost Per Square Foot:	\$304
Per Unit Cost:	\$486,588
Estimated Hard Per Unit Cost:	\$248,872
True Cash Per Unit Cost*:	\$438,683
Bond Allocation Per Unit:	\$239,057
Bond Allocation Per Restricted Rental Unit:	\$469,093

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Citibank: Tax-Exempt	\$24,861,947	CalHFA	\$17,868,964
Citibank: Recycled Tax-Exempt	\$100,000	CalHFA: MIP	\$4,000,000
Citibank: Taxable	\$13,476,580	City of Ventura	\$762,535
Deferred Costs	\$8,781,340	Deferred Developer Fee	\$4,982,063
Tax Credit Equity	\$3,385,243	Solar Tax Credit Equity	\$423,258
		Tax Credit Equity	\$22,568,290
		TOTAL	\$50,605,110

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$47,056,089
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$61,172,916
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$2,446,917
Total State Credit:	\$2,724,270
Approved Developer Fee (in Project Cost & Eligible Basis):	\$6,137,750
Federal Tax Credit Factor:	\$0.82992
State Tax Credit Factor:	\$0.82992

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.

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-25-566 must be completed as part of the placed in service package.

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	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: 128.898%

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

Tapo Street Apartments, located at 2267 & 2295 Tapo Street in Simi Valley on a 2.63 acre site, requested and is being recommended for a reservation of \$5,570,977 in annual federal tax credits and \$55,000,000 of tax-exempt bond cap to finance the new construction of 240 units of housing, consisting of 238 restricted rental units and 2 unrestricted manager's units. The project will have 110 one-bedroom units, 65 two-bedroom units, and 65 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 January 2026 and be completed in July 2028. The project will be developed by Pacific West Communities, Inc. and will be located in Senate District 27 and Assembly District 42.

Project Number CA-25-569

Project Name Tapo Street Apartments
Site Address: 2267 & 2295 Tapo Street
Simi Valley, CA 93063
County: Ventura
Census Tract: 82.01

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$5,570,977	\$0
Recommended:	\$5,570,977	\$0

Tax-Exempt Bond Allocation
Recommended: \$55,000,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Simi Valley Pacific Associates II, 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.
Cash Flow Permanent Bond: Applicable

Development Team
General Partners / Principal Owners: Central Valley Coalition for Affordable Housing
TPC Holdings IX, LLC
General Partner Type: Joint Venture
Parent Companies: 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: 240
 No. / % of Low Income Units: 238 100.00%
 Average Targeted Affordability: 58.45%
 Federal Set-Aside Elected: 40%/60% Average Income
 Federal Subsidy: Tax-Exempt

Information

Housing Type: Large Family
 Geographic Area: Coastal Region
 State Ceiling Pool: New Construction
 CDLAC Project Analyst: Charity Guimont
 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:	56	24%
50% AMI:	17	7%
60% AMI:	17	7%
70% AMI*:	148	62%

*CTCAC restricted only

Unit Mix

110	1-Bedroom Units
65	2-Bedroom Units
65	3-Bedroom Units
240	Total Units

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
48 1 Bedroom	30%	\$842
9 1 Bedroom	50%	\$1,403
9 1 Bedroom	60%	\$1,684
44 1 Bedroom	70%	\$1,965
4 2 Bedrooms	30%	\$1,011
4 2 Bedrooms	50%	\$1,685
4 2 Bedrooms	60%	\$2,022
51 2 Bedrooms	70%	\$2,276
4 3 Bedrooms	30%	\$1,167
4 3 Bedrooms	50%	\$1,946
4 3 Bedrooms	60%	\$2,335
53 3 Bedrooms	70%	\$2,724
2 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$70,143
Construction Costs	\$72,040,857
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$3,800,000
Soft Cost Contingency	\$900,000
Relocation	\$0
Architectural/Engineering	\$1,240,000
Const. Interest, Perm. Financing	\$9,251,800
Legal Fees	\$180,000
Reserves	\$1,716,251
Other Costs	\$7,404,918
Developer Fee	\$13,974,023
Commercial Costs	\$0
Total	\$110,577,992

Residential

Construction Cost Per Square Foot:	\$314
Per Unit Cost:	\$460,742
Estimated Hard Per Unit Cost:	\$259,891
True Cash Per Unit Cost*:	\$424,703
Bond Allocation Per Unit:	\$229,167
Bond Allocation Per Restricted Rental Unit:	\$611,111

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Citibank: Tax-Exempt	\$55,000,000	Citibank: Tax-Exempt	\$28,000,000
Citibank: Taxable	\$7,068,774	Bonneville: Recycled Tax-Exempt	\$15,000,000
Bonneville: Recycled Tax-Exempt	\$15,000,000	Safehold, Inc.	\$13,251,200
Safehold, Inc.	\$13,251,200	Deferred Developer Fee	\$8,649,349
Deferred Costs	\$1,716,251	Tax Credit Equity	\$45,677,443
Deferred Developer Fee	\$13,974,023	TOTAL	\$110,577,992
Tax Credit Equity	\$4,567,744		

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$107,134,177
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$139,274,430
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$5,570,977
Approved Developer Fee (in Project Cost & Eligible Basis):	\$13,974,023
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: 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

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: 117.572%

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

Sierra Vista Apartments, located at Pleasant Grove Boulevard and Fiddymment Road in Roseville on a 7.17 acre site, requested and is being recommended for a reservation of \$3,137,966 in annual federal tax credits and \$34,290,026 of tax-exempt bond cap to finance the new construction of 192 units of housing, consisting of 190 restricted rental units and 2 unrestricted manager's units. The project will have 48 one-bedroom units, 96 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 January 2026 and be completed in July 2027. The project will be developed by Koroni LLC and will be located in Senate District 6 and Assembly District 5.

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

Project Number CA-25-572

Project Name Sierra Vista Apartments
Site Address: Pleasant Grove Boulevard and Fiddymment Road
Roseville, CA 95747
County: Placer
Census Tract: 0213.27

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$3,137,966	\$0
Recommended:	\$3,137,966	\$0

Tax-Exempt Bond Allocation
Recommended: \$34,290,026

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Koroni LLC
Contact: Sam Stamas
Address: 3007 Douglas Boulevard, Suite 170
Roseville, CA 95661
Phone: (916) 678-3033
Email: sstamas@surewest.net

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 / Principal Owners:	Koroni LLC Adarte LLC Greek Orthodox Housing Corporation
General Partner Type:	Joint Venture
Parent Companies:	Koroni LLC Adarte LLC Greek Orthodox Housing Corporation
Developer:	Koroni LLC
Investor/Consultant:	WNC & Associates
Management Agent:	FPI Management Inc.

Project Information

Construction Type:	New Construction
Total # Residential Buildings:	8
Total # of Units:	192
No. / % of Low Income Units:	190 100.00%
Average Targeted Affordability:	60.00%
Federal Set-Aside Elected:	40%/60% Average Income
Federal Subsidy:	Tax-Exempt / Community Development Block Grant (CDBG)

Information

Housing Type:	Large Family
Geographic Area:	Northern Region
State Ceiling Pool:	New Construction
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>
30% AMI:	20	11%
50% AMI:	82	43%
60% AMI:	17	9%
80% AMI*:	71	37%

*CTCAC restricted only

Unit Mix

48	1-Bedroom Units
96	2-Bedroom Units
48	3-Bedroom Units
192	Total Units

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
5 1 Bedroom	30%	\$723
37 1 Bedroom	50%	\$1,206
6 1 Bedroom	60%	\$1,447
10 2 Bedrooms	30%	\$868
35 2 Bedrooms	50%	\$1,447
49 2 Bedrooms	80%	\$2,316
5 3 Bedrooms	30%	\$1,003
10 3 Bedrooms	50%	\$1,671
11 3 Bedrooms	60%	\$2,006
22 3 Bedrooms	80%	\$2,675
2 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$2,073,689
Construction Costs	\$40,395,586
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$2,019,779
Soft Cost Contingency	\$350,000
Relocation	\$0
Architectural/Engineering	\$415,000
Const. Interest, Perm. Financing	\$4,266,344
Legal Fees	\$185,000
Reserves	\$1,118,810
Other Costs	\$11,079,137
Developer Fee	\$2,768,880
Commercial Costs	\$0
Total	\$64,672,225

Residential

Construction Cost Per Square Foot:	\$285
Per Unit Cost:	\$336,835
Estimated Hard Per Unit Cost:	\$199,836
True Cash Per Unit Cost*:	\$332,575
Bond Allocation Per Unit:	\$178,594
Bond Allocation Per Restricted Rental Unit:	\$288,151

<u>Construction Financing</u>		<u>Permanent Financing</u>	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Citibank, N.A.: Tax-Exempt	\$34,290,026	CalHFA	\$31,740,779
Citibank N.A.: Taxable	\$22,092,298	CalHFA: MIP	\$3,300,000
City of Roseville: CDBG	\$571,850	City of Roseville: CDBG	\$571,850
Deferred Costs	\$1,251,810	Deferred Developer Fee	\$817,902
Deferred Developer Fees	\$817,902	Tax Credit Equity	\$28,241,694
Tax Credit Equity	\$5,648,339	TOTAL	\$64,672,225

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$60,345,502
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$78,449,153
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$3,137,966
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,768,880
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: 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).

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: 134.213%

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

Coral Blossom Apartments, located at 8484 Elk Grove Florin Road in Elk Grove on a 2.17 acre site, requested and is being recommended for a reservation of \$2,216,098 in annual federal tax credits and \$5,045,179 in total state tax credits and \$23,500,000 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 80 one-bedroom units, and 1 two-bedroom unit, serving special needs tenants with rents affordable to households earning 30%-50% of area median income (AMI). The construction is expected to begin in December 2025 and be completed in September 2027. The project will be developed by Excelerate Housing Group LLC and will be located in Senate District 8 and Assembly District 10.

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

Project Number CA-25-574

Project Name Coral Blossom Apartments
Site Address: 8484 Elk Grove Florin Road
Elk Grove, CA 95624
County: Sacramento
Census Tract: 0093.33

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$2,216,098	\$5,045,179
Recommended:	\$2,216,098	\$5,045,179

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

Tax-Exempt Bond Allocation
Recommended: \$23,500,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Coral Blossom Apartments LP
Contact: Dana Trujillo
Address: 3910 Cover Street
Long Beach, CA 90808
Phone: 562-268-2700
Email: dana@ehghousing.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 Partners / Principal Owners: Coral Blossom GP LLC
 TLCS, Inc. dba Hope Cooperative
 General Partner Type: Joint Venture
 Parent Companies: Excelerate Housing Group LLC
 TLCS, Inc. dba Hope Cooperative
 Developer: Excelerate Housing Group LLC
 Investor/Consultant: National Equity Fund, Inc.
 Management Agent: John Stewart Company, Inc.

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: 40.00%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt / HUD Section 8 Project-based Vouchers (80 Units - 99%)

Information

Housing Type: Special Needs
 % of Special Need Units: 80 units 100%
 Geographic Area: Northern Region
 State Ceiling Pool: New Construction
 Set Aside: Extremely Low/Very Low Income Set Aside
 Homeless Set Aside Units: 80
 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:	40	50%
50% AMI:	40	50%

Unit Mix

80	1-Bedroom Units
1	2-Bedroom Units
<u>81</u>	<u>Total Units</u>

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
40 1 Bedroom	30%	\$723
40 1 Bedroom	50%	\$1,206
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$1,809,000
Construction Costs	\$29,250,376
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$1,459,019
Soft Cost Contingency	\$356,578
Relocation	\$0
Architectural/Engineering	\$1,599,480
Const. Interest, Perm. Financing	\$3,906,590
Legal Fees	\$204,100
Reserves	\$831,571
Other Costs	\$4,437,543
Developer Fee	\$3,900,000
Commercial Costs	\$0
Total	\$47,754,257

Residential

Construction Cost Per Square Foot:	\$365
Per Unit Cost:	\$589,559
Estimated Hard Per Unit Cost:	\$312,155
True Cash Per Unit Cost*:	\$589,559
Bond Allocation Per Unit:	\$290,123
Bond Allocation Per Restricted Rental Unit:	\$293,750

Construction Financing

Source	Amount
Citibank: Tax-Exempt	\$23,500,000
Bonneville: Recycled Tax-Exempt	\$5,000,000
City of Elk Grove	\$5,000,000
City of Elk Grove: Donated Land	\$1,650,000
Deferred Costs	\$2,528,570
Deferred Developer Fee	\$1,100,000
General Partner Equity	\$100
Tax Credit Equity	\$8,975,587

Permanent Financing

Source	Amount
Citibank: Taxable	\$11,423,000
Bonneville: Recycled Tax-Exempt	\$5,000,000
FHLB: AHP ¹	\$2,000,000
City of Elk Grove: Donated Land	\$1,650,000
City of Elk Grove	\$5,000,000
Deferred Developer Fee	\$1,100,000
General Partner Equity	\$100
Tax Credit Equity	\$21,581,157
TOTAL	\$47,754,257

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

¹Federal Home Loan Bank: Affordable Housing Program

Determination of Credit Amount(s)

Requested Eligible Basis:	\$42,617,264
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$55,402,443
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$2,216,098
Total State Credit:	\$5,045,179
Approved Developer Fee (in Project Cost & Eligible Basis):	\$3,900,000
Federal Tax Credit Factor:	\$0.81447
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

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

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: 98.125%

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

Crenshaw Court, located at 1035 Crenshaw in Los Angeles on a 0.33 acre site, requested and is being recommended for a reservation of \$1,117,480 in annual federal tax credits and \$7,750,326 in total state tax credits and \$14,387,558 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 30 one-bedroom units, 20 two-bedroom units, and 20 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 February 2026 and be completed in February 2028. The project will be developed by Arden Development, Inc. and will be located in Senate District 28 and Assembly District 55.

Project Number CA-25-575

Project Name Crenshaw Court
Site Address: 1035 Crenshaw
Los Angeles, CA 90019
County: Los Angeles
Census Tract: 12702.00

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$1,117,480	\$7,750,326
Recommended:	\$1,117,480	\$7,750,326

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

Tax-Exempt Bond Allocation
Recommended: \$14,387,558

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

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 Partners / Principal Owners:	Kingdom BI, LLC Crenshaw Court LLC Spada Development LLC
General Partner Type:	Joint Venture
Parent Companies:	Kingdom Development, Inc. Arden Development, Inc Spada Development LLC
Developer:	Arden Development, Inc.
Investor/Consultant:	RBC Community Investments
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:	60.00%
Federal Set-Aside Elected:	40%/60% Average Income
Federal Subsidy:	Tax-Exempt

Information

Housing Type:	Large Family
Geographic Area:	City of Los Angeles
State Ceiling Pool:	BIPOC
CDLAC Project Analyst:	Sarah Lester
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:	7	10%
60% AMI:	27	39%
70% AMI*:	28	41%

*CTCAC restricted only

Unit Mix

30	1-Bedroom Units
20	2-Bedroom Units
20	3-Bedroom Units
70	Total Units

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
3 1 Bedroom	30%	\$852
3 1 Bedroom	50%	\$1,420
12 1 Bedroom	60%	\$1,704
12 1 Bedroom	70%	\$1,988
2 2 Bedrooms	30%	\$1,022
2 2 Bedrooms	50%	\$1,703
7 2 Bedrooms	60%	\$2,044
8 2 Bedrooms	70%	\$2,385
2 3 Bedrooms	30%	\$1,181
2 3 Bedrooms	50%	\$1,969
8 3 Bedrooms	60%	\$2,363
8 3 Bedrooms	70%	\$2,757
1 2 Bedrooms	Manager Unit	\$2,440

Project Cost Summary at Application

Land and Acquisition	\$41,000
Construction Costs	\$16,353,076
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$895,679
Soft Cost Contingency	\$596,237
Relocation	\$0
Architectural/Engineering	\$1,774,147
Const. Interest, Perm. Financing	\$3,827,250
Legal Fees	\$780,088
Reserves	\$746,738
Other Costs	\$1,722,252
Developer Fee	\$4,656,167
Commercial Costs	\$0
Total	\$31,392,634

Residential

Construction Cost Per Square Foot:	\$318
Per Unit Cost:	\$448,466
Estimated Hard Per Unit Cost:	\$206,463
True Cash Per Unit Cost*:	\$407,619
Bond Allocation Per Unit:	\$205,537
Bond Allocation Per Restricted Rental Unit:	\$350,916

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Citibank: Tax-Exempt	\$14,387,558	Citibank: Tax-Exempt	\$12,835,459
Citibank: Recycled Tax-Exempt	\$1,500,000	Deferred Developer Fee	\$2,859,284
Citibank: Taxable	\$6,761,849	Tax Credit Equity	\$15,697,891
Deferred Costs	\$6,388,543	TOTAL	\$31,392,634
Tax Credit Equity	\$2,354,684		

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$27,937,006
130% High Cost Adjustment:	No
Applicable Fraction:	100.00%
Qualified Basis:	\$27,937,006
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$1,117,480
Total State Credit:	\$7,750,326
Approved Developer Fee (in Project Cost & Eligible Basis):	\$4,656,167
Federal Tax Credit Factor:	\$0.84991
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

Pursuant to CTCAC Regulation Section 10326(g)(5), general partners and management companies lacking documented experience with Section 42 requirements using the minimum scoring standards at Section 10325(c)(2)(A) and (B) shall be required to complete training as prescribed by CTCAC prior to a project's placing in service.

CDLAC Analyst Comments: Non

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: 103.285%

**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, 638 S Berendo, located at 638 South Berendo Street in Los Angeles on a 0.35 acre site, requested and is being recommended for a reservation of \$2,427,051 in annual federal tax credits and \$24,900,000 of tax-exempt bond cap to finance the new construction of 163 units of housing, consisting of 161 restricted rental units and 2 unrestricted manager's units. The project will have 77 studio units, 86 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 January 2026 and be completed in January 2028. The project will be developed by 638 Berendo Partners, LLC and will be located in Senate District 26 and Assembly District 54.

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

Project Number CA-25-577

Project Name 638 S Berendo
Site Address: 638 South Berendo Street
Los Angeles, CA 90005
County: Los Angeles
Census Tract: 2121.01

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$2,427,051	\$0
Recommended:	\$2,427,051	\$0

Tax-Exempt Bond Allocation
Recommended: \$24,900,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: 638 Berendo Partners, LLC
Contact: Scott Dobbins
Address: 4751 Wilshire Boulevard #110
Los Angeles, CA 90010
Phone: 213-365-5000
Email: dobbins@hiclp.com

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

Development Team
General Partners / Principal Owners: 638 Berendo Partners, LLC
Kingdom BE LLC
General Partner Type: Joint Venture
Parent Companies: Hankey Investment Company
Kingdom Development, Inc.
Developer: 638 Berendo Partners, LLC
Investor/Consultant: RBC Capital Markets
Management Agent: Aperto Property Management, Inc.

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 163
 No. / % of Low Income Units: 161 100.00%
 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: Mixed Income Set Aside
 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:	34	21%
50% AMI:	15	9%
60% AMI:	17	11%
70% AMI*:	73	45%
80% AMI*:	22	14%

*CTCAC restricted only

Unit Mix

77	SRO/Studio Units
86	1-Bedroom Units
163	Total Units

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
30 SRO/Studio	30%	\$728
10 SRO/Studio	50%	\$1,213
10 SRO/Studio	60%	\$1,456
18 SRO/Studio	70%	\$1,699
9 SRO/Studio	80%	\$1,942
4 1 Bedroom	30%	\$780
5 1 Bedroom	50%	\$1,300
7 1 Bedroom	60%	\$1,560
55 1 Bedroom	70%	\$1,820
13 1 Bedroom	80%	\$2,080
2 1 Bedroom	Manager's Unit	\$2,037

Project Cost Summary at Application

Land and Acquisition	\$20,000
Construction Costs	\$34,535,331
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$2,175,000
Soft Cost Contingency	\$317,455
Relocation	\$0
Architectural/Engineering	\$515,000
Const. Interest, Perm. Financing	\$5,768,163
Legal Fees	\$355,000
Reserves	\$1,216,852
Other Costs	\$3,056,235
Developer Fee	\$4,872,026
Commercial Costs	\$0
Total	\$52,831,062

Residential

Construction Cost Per Square Foot:	\$378
Per Unit Cost:	\$324,117
Estimated Hard Per Unit Cost:	\$185,667
True Cash Per Unit Cost*:	\$298,658
Bond Allocation Per Unit:	\$152,761
Bond Allocation Per Restricted Rental Unit:	\$377,273

Construction Financing

Source	Amount
Citibank: Tax-Exempt	\$24,900,000
Citibank: Recycled Tax-Exempt	\$4,279,316
Citibank: Taxable	\$15,957,014
Deferred Costs	\$4,527,430
Tax Credit Equity	\$3,167,302

Permanent Financing

Source	Amount
CalHFA	\$17,325,000
CalHFA: MIP	\$4,000,000
Hankey Investment Company	\$6,240,884
Deferred Developer Fee	\$4,149,834
Tax Credit Equity	\$21,115,344
TOTAL	\$52,831,062

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$46,674,051
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$60,676,266
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$2,427,051
Approved Developer Fee (in Project Cost & Eligible Basis):	\$4,872,026
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

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	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: 148.085%

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

Golden Gate Village Phase I, located at 105 Drake Avenue in Sausalito on a 9.84 acre site, requested and is being recommended for a reservation of \$3,985,091 in annual federal tax credits and \$41,748,341 of tax-exempt bond cap to finance the acquisition & rehabilitation of 88 units of housing, consisting of 87 restricted rental units and 1 unrestricted manager's unit. The project has 17 one-bedroom units, 65 three-bedroom units, and 6 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 January 2026 and be completed in July 2027. The project will be developed by Burbank Housing Development Corporation and is located in Senate District 2 and Assembly District 12.

The project will be receiving rental assistance in the form of HUD Section 18 Project-based Vouchers and HUD Rental Assistance Demonstration (RAD) Section 8 Project-based Vouchers.

Project Number CA-25-579

Project Name Golden Gate Village Phase I
Site Address: 105 Drake Avenue
Sausalito, CA 94965
County: Marin
Census Tract: 1290.00

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$3,985,091	\$0
Recommended:	\$3,985,091	\$0

Tax-Exempt Bond Allocation
Recommended: \$41,748,341

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Golden Gate Village Phase I, L.P.
Contact: Lawrance Florin
Address: 1425 Corporate Center Parkway
Santa Rosa, CA 95407
Phone: 707-303-1010
Email: lflorin@burbankhousing.org

Bond Financing Information
CDLAC Applicant/Bond Issuer: California Municipal Finance Authority
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: Chase Bank
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:	BHDC Golden Gate Village Phase I, LLC MHA Golden Gate Village Phase I, LLC
General Partner Type:	Nonprofit
Parent Companies:	Burbank Housing Development Corporation Marin Housing Authority
Developer:	Burbank Housing Development Corporation
Investor/Consultant:	California Housing Partnership
Management Agent:	Burbank Housing Management Corporation

Project Information

Construction Type:	Acquisition & Rehabilitation
Total # Residential Buildings:	14
Total # of Units:	88
No. / % of Low Income Units:	87 100.00%
Average Targeted Affordability:	47.01%
Federal Set-Aside Elected:	40%/60% Average Income
Federal Subsidy:	Tax-Exempt / HUD Section 18 Project-based Vouchers (78 Units - 88.63%) / HUD RAD Section 8 Project-based Vouchers (9 Units - 10.23%)

Information

Housing Type:	Non-Targeted
Geographic Area:	Bay Area Region
State Ceiling Pool:	Preservation
Set Aside:	N/A
Homeless Set Aside Units:	N/A
CDLAC Project Analyst:	Brandon Medina
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:	45	52%
60% AMI:	31	36%
80% AMI*:	11	13%

*CTCAC restricted only

Unit Mix

17	1-Bedroom Units
65	3-Bedroom Units
6	4-Bedroom Units
88	<u>Total Units</u>

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
33 3 Bedrooms	30%	\$1,508
3 4 bedrooms	30%	\$1,683
9 1 Bedroom	30%	\$1,088
6 1 Bedroom	60%	\$2,176
24 3 Bedrooms	60%	\$3,017
1 4 bedrooms	60%	\$3,366
2 1 Bedroom	80%	\$2,176
7 3 Bedrooms	80%	\$3,017
2 4 bedrooms	80%	\$3,366
1 3 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$9,386,254
Construction Costs	\$0
Rehabilitation Costs	\$44,281,484
Construction Hard Cost Contingency	\$4,428,148
Soft Cost Contingency	\$405,550
Relocation	\$2,010,000
Architectural/Engineering	\$2,528,884
Const. Interest, Perm. Financing	\$7,721,847
Legal Fees	\$587,812
Reserves	\$1,263,556
Other Costs	\$2,336,674
Developer Fee	\$9,866,746
Commercial Costs	\$0
Total	\$84,816,955

Residential

Construction Cost Per Square Foot:	\$522
Per Unit Cost:	\$963,829
Estimated Hard Per Unit Cost:	\$434,614
True Cash Per Unit Cost*:	\$781,822
Bond Allocation Per Unit:	\$474,413
Bond Allocation Per Restricted Rental Unit:	\$549,320

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
JP Morgan Chase: Tax-Exempt	\$41,748,341	JP Morgan Chase: Tax-Exempt	\$33,013,000
JP Morgan Chase: Taxable	\$19,599,129	Seller Carryback	\$9,384,000
Seller Carryback	\$9,384,000	Accrued Interest	\$888,142
Accrued Interest	\$888,142	Net Operating Income	\$1,671,361
Deferred Costs	\$4,178,411	Deferred Developer Fee	\$5,744,497
Deferred Developer Fee	\$5,744,497	General Partner Equity	\$100
General Partner Equity	\$100	Tax Credit Equity	\$34,115,855
Tax Credit Equity	\$3,274,335	TOTAL	\$84,816,955

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

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	\$68,829,591
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	\$10,148,803
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$89,478,468
Qualified Basis (Acquisition):	\$10,148,803
Applicable Rate:	4.00%
Maximum Annual Federal Credit, Rehabilitation:	\$3,579,139
Maximum Annual Federal Credit, Acquisition:	\$405,952
Total Maximum Annual Federal Credit:	\$3,985,091
Approved Developer Fee (in Project Cost & Eligible Basis):	\$9,866,746
Federal Tax Credit Factor:	\$0.85609

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 \$781,822. The applicant noted that the per unit cost is attributed to the replacement of aging utility infrastructure, additional fire safety, electrification required by building code, as well as material and renovation limitations imposed by the Office of Historic Preservation.

The applicant has requested and been granted a waiver for the percentage of Units with Mobility Features in phases 2 and 3 to be less than 10% individually, with the total number of Units with Mobility Features across all phases to meet the 10% requirement overall. As per CTCAC Regulations Section 10325(f)(7)(K)(iii), these units should be distributed throughout the project and be available in a sufficient range of sizes and amenities, to the maximum extent feasible.

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	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: 162.898%

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

Creekside Commons, located at Flying Tiger Drive and Sierra Highway in Santa Clarita on a 3.97 acre site, requested and is being recommended for a reservation of \$4,437,739 in annual federal tax credits and \$25,600,000 in total state tax credits and \$43,523,983 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 57 one-bedroom units, 35 two-bedroom units, and 36 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 February 2026 and be completed in November 2027. The project will be developed by CRP Affordable Housing and Community Development LLC and will be located in Senate District 23 and Assembly District 40.

Project Number CA-25-583

Project Name Creekside Commons
Site Address: Flying Tiger Drive and Sierra Highway
Santa Clarita, CA 91351
County: Los Angeles
Census Tract: 9200.42

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$4,437,739	\$25,600,000
Recommended:	\$4,437,739	\$25,600,000

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

Tax-Exempt Bond Allocation
Recommended: \$43,523,983

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Creekside Commons LP
Applicant for State Credits: Central Valley Coalition for Affordable Housing
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 Authority
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: Citibank, N.A.

Development Team

General Partners / Principal Owners:	Creekside Commons AGP LLC Central Valley Coalition for Affordable Housing
General Partner Type:	Joint Venture
Parent Companies:	CRP Affordable Housing and Community Development LLC Central Valley Coalition for Affordable Housing
Developer:	CRP Affordable Housing and Community Development LLC
Investor/Consultant:	Red Stone Equity Partners
Management Agent:	The John Stewart Company

Project Information

Construction Type:	New Construction	
Total # Residential Buildings:	3	
Total # of Units:	128	
No. / % of Low Income Units:	127	100.00%
Average Targeted Affordability:	59.84%	
Federal Set-Aside Elected:	40%/60%	
Federal Subsidy:	Tax-Exempt	

Information

Housing Type:	Large Family
Geographic Area:	Balance of Los Angeles County
State Ceiling Pool:	New Construction
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:	14	11%
50% AMI:	14	11%
60% AMI:	45	35%
70% AMI*:	54	43%

*CTCAC restricted only

Unit Mix

57	1-Bedroom Units
35	2-Bedroom Units
36	3-Bedroom Units
<u>128</u>	<u>Total Units</u>

Unit Type & Number	2025 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
22 1 Bedroom	70%	\$1,988
23 1 Bedroom	60%	\$1,704
6 1 Bedroom	50%	\$1,420
6 1 Bedroom	30%	\$852
16 2 Bedrooms	70%	\$2,385
11 2 Bedrooms	60%	\$2,044
4 2 Bedrooms	50%	\$1,703
4 2 Bedrooms	30%	\$1,022
16 3 Bedrooms	70%	\$2,757
11 3 Bedrooms	60%	\$2,363
4 3 Bedrooms	50%	\$1,969
4 3 Bedrooms	30%	\$1,181
1 3 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$500,000
Construction Costs	\$59,128,655
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$3,008,000
Soft Cost Contingency	\$550,891
Relocation	\$0
Architectural/Engineering	\$1,850,000
Const. Interest, Perm. Financing	\$7,158,328
Legal Fees	\$325,000
Reserves	\$636,771
Other Costs	\$4,180,310
Developer Fee	\$11,131,453
Commercial Costs	\$0
Total	\$88,469,408

Residential

Construction Cost Per Square Foot:	\$456
Per Unit Cost:	\$691,167
Estimated Hard Per Unit Cost:	\$400,687
True Cash Per Unit Cost*:	\$622,865
Bond Allocation Per Unit:	\$340,031
Bond Allocation Per Restricted Rental Unit:	\$596,219

Construction Financing

Source	Amount
Citibank: Tax-Exempt	\$43,523,983
Citibank: Recycled Tax-Exempt	\$8,000,000
Citibank: Taxable	\$8,591,083
Safehold, Inc.	\$1,650,000
Deferred Costs	\$11,293,224
Tax Credit Equity	\$15,411,118

Permanent Financing

Source	Amount
Citibank: Taxable	\$16,432,195
Safehold, Inc.	\$1,650,000
Deferred Developer Fee	\$8,742,741
Tax Credit Equity	\$61,644,472
TOTAL	\$88,469,408

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$85,341,143
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$110,943,486
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$4,437,739
Total State Credit:	\$25,600,000
Approved Developer Fee (in Project Cost & Eligible Basis):	\$11,131,453
Federal Tax Credit Factor:	\$0.86991
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: 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).

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: 50.061%

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

Sky Castle, located at 350 South Figueroa (333 South Flower) in Los Angeles on a 3.68 acre site, requested and is being recommended for a reservation of \$3,828,920 in annual federal tax credits and \$42,417,175 of tax-exempt bond cap to finance the new construction & adaptive reuse of 241 units of housing, consisting of 239 restricted rental units and 2 unrestricted manager's units. The project will have 179 one-bedroom units, 57 two-bedroom units, and 5 three-bedroom units, serving tenants with rents affordable to households earning 30%-80% of area median income (AMI). The rehabilitation is expected to begin in February 2026 and be completed in August 2027. The project will be developed by Arden Development, Inc. and will be located in Senate District 26 and Assembly District 54.

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

Project Number CA-25-587

Project Name Sky Castle
Site Address: 350 South Figueroa (333 South Flower)
Los Angeles, CA 90071
County: Los Angeles
Census Tract: 2075.02

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$3,828,920	\$0
Recommended:	\$3,828,920	\$0

Tax-Exempt Bond Allocation
Recommended: \$42,417,175

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Sky Castle I, LP
Contact: Garrett Lee
Address: 34070 Wilshire Boulevard, Suite 700
Los Angeles, CA 90010
Phone: (213) 365-5000
Email: garrettle@jamisonservices.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 / Principal Owners:	Kingdom Sky Castle LLC Sky Castle Partners I, LLC
General Partner Type:	Joint Venture
Parent Companies:	Kingdom Development, Inc. Gramercy Park Partners, Inc.
Developer:	Arden Development, Inc.
Investor/Consultant:	RBC Community Investments
Management Agent:	Aperto Property Management, Inc.

Project Information

Construction Type:	New Construction & Adaptive Reuse	
Total # Residential Buildings:	1	
Total # of Units:	241	
No. / % of Low Income Units:	239	100.00%
Average Targeted Affordability:	59.87%	
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:	Jake Salle
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	20%
50% AMI:	27	11%
60% AMI:	23	10%
70% AMI*:	119	50%
80% AMI*:	23	10%

*CTCAC restricted only

Unit Mix

179	1-Bedroom Units
57	2-Bedroom Units
5	3-Bedroom Units
241	Total Units

Unit Type & Number	2025 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
40 1 Bedroom	30%	\$780
16 1 Bedroom	50%	\$1,300
14 1 Bedroom	60%	\$1,560
101 1 Bedroom	70%	\$1,820
8 1 Bedroom	80%	\$2,080
6 2 Bedrooms	30%	\$936
10 2 Bedrooms	50%	\$1,560
8 2 Bedrooms	60%	\$1,872
17 2 Bedrooms	70%	\$2,184
14 2 Bedrooms	80%	\$2,496
1 3 Bedrooms	30%	\$1,081
1 3 Bedrooms	50%	\$1,803
1 3 Bedrooms	60%	\$2,163
1 3 Bedrooms	70%	\$2,524
1 3 Bedrooms	80%	\$2,885
2 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$26,952,500
Construction Costs	\$38,792,337
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$2,492,450
Soft Cost Contingency	\$1,000,000
Relocation	\$0
Architectural/Engineering	\$565,000
Const. Interest, Perm. Financing	\$8,422,301
Legal Fees	\$2,159,838
Reserves	\$2,109,361
Other Costs	\$1,170,521
Developer Fee	\$4,888,753
Commercial Costs	\$0
Total	\$88,553,061

Residential

Construction Cost Per Square Foot:	\$262
Per Unit Cost:	\$367,440
Estimated Hard Per Unit Cost:	\$140,682
True Cash Per Unit Cost*:	\$349,446
Bond Allocation Per Unit:	\$176,005
Bond Allocation Per Restricted Rental Unit:	\$437,290

Construction Financing

Source	Amount
Citibank: Tax-Exempt	\$42,417,175
Citibank: Recycled Tax-Exempt	\$3,527,011
Citibank: Taxable	\$22,182,600
Seller Note	\$4,999,000
Deferred Cost	\$10,431,034
Tax Credit Equity	\$4,996,241

Permanent Financing

Source	Amount
CalHFA	\$35,409,114
CalHFA: MIP	\$4,000,000
Seller Note	\$4,999,000
Deferred Developer Fee	\$4,336,674
Conventional Equity	\$6,500,000
Tax Credit Equity	\$33,308,273
TOTAL	\$88,553,061

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$54,194,619
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	\$25,270,000
Applicable Fraction:	100.00%
Qualified Basis:	\$70,453,005
Qualified Basis (Acquisition):	\$25,270,000
Applicable Rate:	4.00%
Maximum Annual Federal Credit, Rehabilitation:	\$2,818,120
Maximum Annual Federal Credit, Acquisition:	\$1,010,800
Total Maximum Annual Federal Credit:	\$3,828,920
Approved Developer Fee (in Project Cost & Eligible Basis):	\$4,888,753
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: 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).

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: 168.714%

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

Prisma, located at 1352-1358 North Orange Drive & 6914 DeLongpre Avenue in Los Angeles on a 0.35 acre site, requested and is being recommended for a reservation of \$2,766,714 in annual federal tax credits and \$14,071,207 in total state tax credits and \$29,739,488 of tax-exempt bond cap to finance the new construction of 98 units of housing, consisting of 96 restricted rental units and 2 unrestricted manager's units. The project will have 96 studio units, 2 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 January 2026 and be completed in December 2027. The project will be developed by Affirmed Housing Group, Inc. and will be located in Senate District 24 and Assembly District 51.

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

Project Number CA-25-588

Project Name Prisma
Site Address: 1352-1358 North Orange Drive & 6914 DeLongpre Avenue
Los Angeles, CA 90028
County: Los Angeles
Census Tract: 1901.02

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$2,766,714	\$14,071,207
Recommended:	\$2,766,714	\$14,071,207

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

Tax-Exempt Bond Allocation
Recommended: \$29,739,488

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: 858-381-7211
Email: robin@compassfah.org

Bond Financing Information
CDLAC Applicant/Bond Issuer: City of Los Angeles
Bond Counsel: Kutak Rock LLP
Public Sale: Credit Enhanced
Underwriter: Lument Securities
Credit Enhancement Provider: Lument Real Estate Capital LLC

Development Team

General Partners / Principal Owners: AHG Hollywood, LLC
 CFAH Housing, LLC.
 General Partner Type: Joint Venture
 Parent Companies: Affirmed Housing Group
 Compass for Affordable Housing
 Developer: Affirmed Housing Group, Inc.
 Investor/Consultant: Boston Financial Investment Management
 Management Agent: Solari Enterprises

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 98
 No. / % of Low Income Units: 96 100.00%
 Average Targeted Affordability: 40.00%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt / HUD Section 8 Project-based Vouchers (48 Units - 50%) / HOME

Information

Housing Type: Special Needs
 Seniors
 % of Special Need Units: 48 units 50%
 Geographic Area: City of Los Angeles
 State Ceiling Pool: New Construction
 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:	48	50%
50% AMI:	48	50%

Unit Mix

96	SRO/Studio Units
2	2-Bedroom Units
98	Total Units

Unit Type & Number	2025 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
48 SRO/Studio	30%	\$795
48 SRO/Studio	50%	\$1,325
2 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$6,178,310
Construction Costs	\$33,894,670
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$1,701,990
Soft Cost Contingency	\$764,435
Relocation	\$497,000
Architectural/Engineering	\$2,257,159
Const. Interest, Perm. Financing	\$9,192,013
Legal Fees	\$290,000
Reserves	\$421,000
Other Costs	\$3,549,543
Developer Fee	\$4,900,000
Commercial Costs	\$0
Total	\$63,646,120

Residential

Construction Cost Per Square Foot:	\$777
Per Unit Cost:	\$649,450
Estimated Hard Per Unit Cost:	\$293,878
True Cash Per Unit Cost*:	\$649,450
Bond Allocation Per Unit:	\$303,464
Bond Allocation Per Restricted Rental Unit:	\$309,786

Construction Financing

Source	Amount
Citibank: Tax-Exempt	\$29,739,488
Citibank: Taxable	\$11,472,067
LAHD: AHMP ¹	\$7,341,441
Accrued Interest	\$2,447,920
Tax Credit Equity	\$12,645,204

Permanent Financing

Source	Amount
Lument: Tax-Exempt	\$13,886,345
LAHD: AHMP ¹	\$7,341,441
Accrued Interest	\$2,447,920
Developer Fee Contribution	\$1,700,000
Tax Credit Equity	\$38,270,414
TOTAL	\$63,646,120

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

¹Los Angeles Housing Department: Affordable Housing Managed Pipeline

Determination of Credit Amount(s)

Requested Eligible Basis:	\$53,206,039
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$69,167,851
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$2,766,714
Total State Credit:	\$14,071,207
Approved Developer Fee (in Project Cost & Eligible Basis):	\$4,900,000
Federal Tax Credit Factor:	\$0.93060
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

The project will restrict 48 Low-Income Units (50% of the Low-Income Units) to serve Special Needs Population(s), as defined in CTCAC Regulations Section 10302(kkk).

The 48 Special Needs units do not include a utility allowance. The owner will pay all utilities on these units. The remaining 48 Senior units will use the utility allowance provided by the Housing Authority.

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: 88.280%

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

Gateway Tower, located at 470 South Market Street in San Jose on a 0.5 acre site, requested and is being recommended for a reservation of \$9,524,617 in annual federal tax credits and \$12,695,387 in total state tax credits and \$95,423,012 of tax-exempt bond cap to finance the new construction of 220 units of housing, consisting of 218 restricted rental units and 2 unrestricted manager's units. The project will have 33 studio units, 101 one-bedroom units, 78 two-bedroom units, and 8 three-bedroom units, serving tenants with rents affordable to households earning 30%-70% of area median income (AMI). The construction is expected to begin in January 2026 and be completed in January 2028. The project will be developed by Core Affordable Housing, LLC and will be located in Senate District 15 and Assembly District 25.

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 Mixed-Income Program (MIP) of CalHFA.

Project Number CA-25-590

Project Name Gateway Tower
Site Address: 470 South Market Street
San Jose, CA 95113
County: Santa Clara
Census Tract: 5017.00

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$9,524,617	\$12,695,387
Recommended:	\$9,524,617	\$12,695,387

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

Tax-Exempt Bond Allocation
Recommended: \$95,423,012

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Affordable Housing CDC, Inc.
Contact: Carl Hertel
Address: 27762 Antonio Parkway, L1-624
Ladera Ranch, CA 92694
Phone: 415 988 5473
Email: chertel@thecorecompanies.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: CalHFA
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: Chase Bank
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: Core Gateway Tower SJ, LLC
 AHCDC Gateway Tower LLC

General Partner Type: Joint Venture

Parent Companies: Core Affordable Housing, LLC
 Affordable Housing CDC, Inc.

Developer: Core Affordable Housing, LLC

Investor/Consultant: Enterprise Community Partners

Management Agent: Greystar

Project Information

Construction Type: New Construction

Total # Residential Buildings: 1

Total # of Units: 220

No. / % of Low Income Units: 218 100.00%

Average Targeted Affordability: 43.39%

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

Federal Subsidy: Tax-Exempt / HUD Section 8 Project-based Vouchers (65 units - 30%)

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: Brandon Medina

CTCAC Project Analyst: Michael Reichert

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	120	55%
50% AMI:	26	12%
60% AMI:	48	22%
70% AMI*:	24	11%

*CTCAC restricted only

Unit Mix

33	SRO/Studio Units
101	1-Bedroom Units
78	2-Bedroom Units
8	3-Bedroom Units
220	Total Units

Unit Type & Number	2025 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
25 SRO/Studio	30%	\$1,055
4 SRO/Studio	50%	\$1,758
4 SRO/Studio	70%	\$2,267
30 1 Bedroom	30%	\$1,130
11 1 Bedroom	50%	\$1,884
48 1 Bedroom	60%	\$2,261
11 1 Bedroom	70%	\$2,638
59 2 Bedrooms	30%	\$1,356
10 2 Bedrooms	50%	\$2,261
8 2 Bedrooms	70%	\$2,967
6 3 Bedrooms	30%	\$1,567
1 3 Bedrooms	50%	\$2,611
1 3 Bedrooms	70%	\$3,656
1 1 Bedroom	Manager's Unit	\$0
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$500,000
Construction Costs	\$141,893,442
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$7,094,672
Soft Cost Contingency	\$796,575
Relocation	\$0
Architectural/Engineering	\$6,403,225
Const. Interest, Perm. Financing	\$21,495,132
Legal Fees	\$680,000
Reserves	\$1,364,228
Other Costs	\$7,121,677
Developer Fee	\$11,606,931
Commercial Costs	\$0
Total	\$198,955,882

Residential

Construction Cost Per Square Foot:	\$678
Per Unit Cost:	\$904,345
Estimated Hard Per Unit Cost:	\$570,953
True Cash Per Unit Cost*:	\$878,436
Bond Allocation Per Unit:	\$433,741
Bond Allocation Per Restricted Rental Unit:	\$491,871

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
JP Morgan Chase: Tax-Exempt	\$95,423,012	CalHFA: Tax-Exempt	\$42,545,000
JP Morgan Chase: Taxable	\$34,121,988	CalHFA: MIP	\$4,000,000
County of Santa Clara	\$45,830,000	County of Santa Clara	\$45,830,000
Deferred Costs	\$12,838,998	Accrued Interest	\$1,285,000
Tax Credit Equity	\$10,741,884	Developer Fee Contribution	\$4,035,712
		Deferred Developer Fee	\$5,700,000
		Tax Credit Equity	\$95,560,170
		TOTAL	\$198,955,882

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$183,165,702
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$238,115,413
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$9,524,617
Total State Credit:	\$12,695,387
Approved Developer Fee (in Project Cost & Eligible Basis):	\$11,606,931
Federal Tax Credit Factor:	\$0.89000
State 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

Staff noted a per unit development cost of \$878,436. The applicant noted that the per unit cost is attributed to the irregular shape of the building plot, grade changes across the site, preservation of two existing buildings, inclusion of a large historic exhibit, and high per stall parking costs.

Projects with subsidies from HUD are required to use Utility Allowances (UAs) approved by HUD. The applicant’s use of the CUAC for Gateway Tower/CA-25-590 is subject to approval by HUD.

CDLAC Analyst Comments: 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	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: 125.719%

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

Pinnacle Pass Apartments, located at 75 Mount Hermon Road in Scotts Valley on a 1.92 acre site, requested and is being recommended for a reservation of \$1,916,257 in annual federal tax credits and \$7,999,991 in total state tax credits and \$22,618,095 of tax-exempt bond cap to finance the new construction of 40 units of housing, consisting of 39 restricted rental units and 1 unrestricted manager's unit. The project will have 23 two-bedroom units, and 17 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 February 2026 and be completed in November 2027. The project will be developed by CRP Affordable Housing and 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-25-591

Project Name Pinnacle Pass Apartments
Site Address: 75 Mount Hermon Road
Scotts Valley, CA 95066
County: Santa Cruz
Census Tract: 1208.00

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$1,916,257	\$7,999,991
Recommended:	\$1,916,257	\$7,999,991

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

Tax-Exempt Bond Allocation
Recommended: \$22,618,095

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: CRP Pinnacle Pass LP
Applicant for State Credits: PSCDC Pinnacle 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 / Principal Owners: PSCDC Pinnacle LLC
 CRP Pinnacle Pass AGP LLC

General Partner Type: Joint Venture

Parent Companies: Pacific Southwest Community Development Corporation
 CRP Affordable Housing and Community Development LLC
 CRP Affordable Housing and Community Development LLC

Developer: CREA LLC

Investor/Consultant: Cambridge Real Estate Services, Inc.

Management Agent:

Project Information

Construction Type: New Construction

Total # Residential Buildings: 1

Total # of Units: 40

No. / % of Low Income Units: 39 100.00%

Average Targeted Affordability: 49.23%

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

Federal Subsidy: Tax-Exempt / HUD Section 8 Project-based Vouchers (25 Units - 63%)

Information

Housing Type: Large Family

Geographic Area: Bay Area Region

State Ceiling Pool: Rural

CDLAC Project Analyst: Jake Salle

CTCAC Project Analyst: Michael Couzens

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	13	33%
40% AMI:	5	13%
50% AMI:	7	18%
70% AMI*:	14	36%

*CTCAC restricted only

Unit Mix

23	2-Bedroom Units
17	3-Bedroom Units
40	Total Units

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
3 2 Bedrooms	70%	\$3,115
5 2 Bedrooms	50%	\$2,225
5 2 Bedrooms	40%	\$1,780
3 2 Bedrooms	30%	\$1,335
7 2 Bedrooms	30%	\$1,335
11 3 Bedrooms	70%	\$3,344
2 3 Bedrooms	50%	\$2,571
3 3 Bedrooms	30%	\$1,542
1 3 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$5,150,000
Construction Costs	\$22,693,327
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$1,175,000
Soft Cost Contingency	\$394,094
Relocation	\$0
Architectural/Engineering	\$1,590,000
Const. Interest, Perm. Financing	\$4,739,601
Legal Fees	\$325,000
Reserves	\$499,740
Other Costs	\$2,750,479
Developer Fee	\$4,806,664
Commercial Costs	\$0
Total	\$44,123,905

Residential

Construction Cost Per Square Foot:	\$508
Per Unit Cost:	\$1,103,098
Estimated Hard Per Unit Cost:	\$491,090
True Cash Per Unit Cost*:	\$1,034,903
Bond Allocation Per Unit:	\$565,452
Bond Allocation Per Restricted Rental Unit:	\$904,724

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Citi: Tax-Exempt	\$22,618,095	Citi	\$17,334,737
Citi: Taxable	\$10,569,842	Deferred Developer Fee	\$2,727,804
Deferred Costs	\$4,920,627	Tax Credit Equity	\$24,061,364
Tax Credit Equity	\$6,015,341	TOTAL	\$44,123,905

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$36,851,092
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$47,906,420
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$1,916,257
Total State Credit:	\$7,999,991
Approved Developer Fee (in Project Cost & Eligible Basis):	\$4,806,664
Federal Tax Credit Factor:	\$0.87991
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 \$1,034,903. The applicant noted the per unit cost is attributed to site being located in a rural Difficult Development Area; which contributes to increased costs of land, construction, and utilities. In addition, the applicant noted the project is subject to prevailing wages.

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: 103.146%

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

Mirka Tower 1, located at 1430 and 1540 National Avenue and 924-930 South 16 in San Diego on a 1.07 acre site, requested and is being recommended for a reservation of \$8,162,591 in annual federal tax credits and \$8,102,199 in total state tax credits and \$81,645,216 of tax-exempt bond cap to finance the new construction of 318 units of housing, consisting of 315 restricted rental units and 3 unrestricted manager's units. The project will have 168 two-bedroom units, and 150 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 February 2026 and be completed in February 2028. The project will be developed by Mirka Investments, LLC and will be located in Senate District 39 and Assembly District

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

Project Number CA-25-594

Project Name Mirka Tower 1
Site Address: 1430 and 1540 National Avenue and 924-930 South 16
San Diego, CA 92123
County: San Diego
Census Tract: 51.03

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$8,162,591	\$8,102,199
Recommended:	\$8,162,591	\$8,102,199

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

Tax-Exempt Bond Allocation
Recommended: \$81,645,216

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Mirka Investments, LLC
Applicant for State Credits: Pacific Southwest Community Development Corporation
Contact: Kursat Misirlioglu
Address: 600 B Street, Suite 300
San Diego, CA 92101
Phone: (619) 599-3852
Email: kursatm@mirkainvest.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: CALHFA
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: KeyBank Community Development Lending
Public Sale: Rated

Development Team

General Partners / Principal Owners:	Mirka Investments, LLC Pacific Southwest Community Development Corporation HCP, LLC
General Partner Type:	Joint Venture
Parent Companies:	Mirka Investments, LLC Pacific Southwest Community Development Corporation
Developer:	Mirka Investments, LLC
Investor/Consultant:	HCP, LLC
Management Agent:	Hyder Company

Project Information

Construction Type:	New Construction	
Total # Residential Buildings:	1	
Total # of Units:	318	
No. / % of Low Income Units:	315	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:	Coastal Region
State Ceiling Pool:	New Construction
Set Aside:	Mixed 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:	32	10%
50% AMI:	64	20%
60% AMI:	124	39%
70% AMI*:	32	10%
80% AMI*:	63	20%

*CTCAC restricted only

Unit Mix

168	2-Bedroom Units
150	3-Bedroom Units
318	Total Units

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
33 2 Bedrooms	80%	\$2,728
17 2 Bedrooms	70%	\$2,387
64 2 Bedrooms	60%	\$2,046
34 2 Bedrooms	50%	\$1,705
17 2 Bedrooms	30%	\$1,023
30 3 Bedrooms	80%	\$3,152
15 3 Bedrooms	70%	\$2,758
60 3 Bedrooms	60%	\$2,364
30 3 Bedrooms	50%	\$1,970
15 3 Bedrooms	30%	\$1,182
3 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$1
Construction Costs	\$104,669,001
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$5,159,752
Soft Cost Contingency	\$792,251
Relocation	\$0
Architectural/Engineering	\$2,710,000
Const. Interest, Perm. Financing	\$15,423,641
Legal Fees	\$535,000
Reserves	\$2,258,147
Other Costs	\$10,764,026
Developer Fee	\$20,474,727
Commercial Costs	\$0
Total	\$162,786,546

Residential

Construction Cost Per Square Foot:	\$334
Per Unit Cost:	\$511,907
Estimated Hard Per Unit Cost:	\$311,834
True Cash Per Unit Cost*:	\$455,822
Bond Allocation Per Unit:	\$256,746
Bond Allocation Per Restricted Rental Unit:	\$371,115

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
KeyBank: Tax-Exempt	\$81,645,216	CalHFA	\$64,365,289
KeyBank: Recycled Tax-Exempt	\$16,278,102	CalHFA: MIP	\$4,000,000
KeyBank: Taxable	\$15,430,163	Deferred Developer Fee	\$17,835,211
Deferred Costs	\$8,622,041	Tax Credit Equity	\$76,586,046
Deferred Developer Fee	\$17,835,211	TOTAL	\$162,786,546
Tax Credit Equity	\$22,975,813		

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$156,972,910
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$204,064,783
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$8,162,591
Total State Credit:	\$8,102,199
Approved Developer Fee (in Project Cost & Eligible Basis):	\$20,474,727
Federal Tax Credit Factor:	\$0.84992
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: 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).

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: 121.961%

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

El Camino Real Multifamily, located at 3001 El Camino Real in Palo Alto on a 1.14 acre site, requested and is being recommended for a reservation of \$5,248,603 in annual federal tax credits and \$26,000,000 in total state tax credits and \$53,248,129 of tax-exempt bond cap to finance the new construction of 130 units of housing, consisting of 128 restricted rental units and 2 unrestricted manager's units. The project will have 24 studio units, 40 one-bedroom units, 33 two-bedroom units, and 33 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 December 2025 and be completed in February 2028. The project will be developed by Charities Housing Development Corporation 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-25-595

Project Name El Camino Real Multifamily
 Site Address: 3001 El Camino Real
 Palo Alto, CA 94306
 County: Santa Clara
 Census Tract: 5107.00

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$5,248,603	\$26,000,000
Recommended:	\$5,248,603	\$26,000,000

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

Tax-Exempt Bond Allocation
 Recommended: \$53,248,129

CTCAC Applicant Information
 CTCAC Applicant/CDLAC Sponsor: Charities Housing Development Corporation of Santa Clara County
 Contact: Christian Poncetta
 Address: 1400 Parkmoor Avenue Suite 190
 San Jose, CA 95126
 Phone: 408-930-2015
 Email: cponcetta@charitieshousing.org

Bond Financing Information

CDLAC Applicant/Bond Issuer:	CMFA
Bond Counsel:	Jones Hall, A Professional Law Corporation
Private Placement Purchaser:	Citibank, N.A.
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 Partner / Principal Owner:	El Camino PA, LLC
General Partner Type:	Nonprofit
Parent Company:	Charities Housing Development Corporation of Santa Clara County
Developer:	Charities Housing Development Corporation
Investor/Consultant:	California Housing Partnership
Management Agent:	Charities Housing Development Corporation of Santa Clara County

Project Information

Construction Type:	New Construction
Total # Residential Buildings:	1
Total # of Units:	130
No. / % of Low Income Units:	128 100.00%
Average Targeted Affordability:	40.39%
Federal Set-Aside Elected:	40%/60%
Federal Subsidy:	Tax-Exempt / HUD Section 8 Project-based Vouchers (42 Units - 32.31%)

Information

Housing Type:	Large Family
Geographic Area:	Bay Area Region
State Ceiling Pool:	New Construction
Set Aside:	Homeless Set Aside
Homeless Set Aside Units:	32
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:	64	50%
40% AMI:	20	16%
50% AMI:	19	15%
60% AMI:	25	20%

Unit Mix

24	SRO/Studio Units
40	1-Bedroom Units
33	2-Bedroom Units
33	3-Bedroom Units
<hr/>	
130	Total Units

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
12 SRO/Studio	30%	\$1,055
12 1 Bedroom	30%	\$1,130
4 2 Bedrooms	30%	\$1,356
4 3 Bedrooms	30%	\$1,567
16 2 Bedrooms	30%	\$1,356
16 3 Bedrooms	30%	\$1,567
6 SRO/Studio	40%	\$1,406
6 1 Bedroom	40%	\$1,507
1 2 Bedrooms	40%	\$1,809
1 3 Bedrooms	40%	\$2,089
3 2 Bedrooms	40%	\$1,809
3 3 Bedrooms	40%	\$2,089
4 SRO/Studio	50%	\$1,758
7 1 Bedroom	50%	\$1,884
2 2 Bedrooms	50%	\$2,261
2 3 Bedrooms	50%	\$2,611
2 2 Bedrooms	50%	\$2,261
2 3 Bedrooms	50%	\$2,611
2 SRO/Studio	60%	\$2,110
15 1 Bedroom	60%	\$2,261
4 2 Bedrooms	60%	\$2,713
4 3 Bedrooms	60%	\$3,133
1 2 Bedrooms	Manager's Unit	\$0
1 3 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$2,815,314
Construction Costs	\$73,094,919
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$3,729,577
Soft Cost Contingency	\$338,978
Relocation	\$0
Architectural/Engineering	\$3,554,415
Const. Interest, Perm. Financing	\$10,633,034
Legal Fees	\$235,000
Reserves	\$1,633,624
Other Costs	\$2,839,248
Developer Fee	\$13,165,392
Commercial Costs	\$0
Total	\$112,039,501

Residential

Construction Cost Per Square Foot:	\$327
Per Unit Cost:	\$861,842
Estimated Hard Per Unit Cost:	\$507,386
True Cash Per Unit Cost*:	\$799,032
Bond Allocation Per Unit:	\$409,601
Bond Allocation Per Restricted Rental Unit:	\$416,001

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Citibank: Tax-Exempt	\$53,248,129	Citibank: Tax-Exempt	\$25,508,000
Citibank: Taxable	\$28,857,696	County of Santa Clara: Measure A	\$2,500,000
County of Santa Clara: Measure A	\$2,500,000	County of Santa Clara: SAHF ¹	\$3,000,000
County of Santa Clara: SAHF ¹	\$3,000,000	City of Palo Alto	\$5,000,000
City of Palo Alto	\$5,000,000	Deferred Developer Fee	\$8,165,392
Deferred Cost	\$4,729,624	Tax Credit Equity	\$67,866,109
Deferred Developer Fee	\$8,165,392	TOTAL	\$112,039,501
Tax Credit Equity	\$6,538,660		

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

¹Stanford Affordable Housing Fund

Determination of Credit Amount(s)

Requested Eligible Basis:	\$100,934,676
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$131,215,079
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$5,248,603
Total State Credit:	\$26,000,000
Approved Developer Fee (in Project Cost & Eligible Basis):	\$13,165,392
Federal Tax Credit Factor:	\$0.87696
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

Staff noted a per unit development cost of \$799,032. The applicant noted that the per unit cost is attributed to high land and permitting costs, complex building code requirements, potential tariff impacts, environmental reviews, mechanical parking stackers, and the need for building deconstruction rather than demolition.

The project will restrict 32 Low-Income Units (25% of the Low-Income Units) to serve Special Needs Population(s), as defined in CTCAC Regulations Section 10302(kkk).

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: 111.875%

**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

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
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%

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

Mira Mesa, located at 9999 Mira Mesa Boulevard in San Diego on a 0.66 acre site, requested and is being recommended for a reservation of \$2,424,689 in annual federal tax credits and \$25,500,000 of tax-exempt bond cap to finance the new construction of 90 units of housing, consisting of 89 restricted rental units and 1 unrestricted manager's unit. The project will have 43 one-bedroom units, 24 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 January 2026 and be completed in July 2027. The project will be developed by Chelsea Investment Corporation and will be located in Senate District 40 and Assembly District 75.

Project Number CA-25-598

Project Name Mira Mesa
Site Address: 9999 Mira Mesa Boulevard
San Diego, CA 92131
County: San Diego
Census Tract: 0170.22

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$2,424,689	\$0
Recommended:	\$2,424,689	\$0

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

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Mira Mesa CIC, LP
Contact: Cheri Hoffman
Address: 6339 Paseo del Lago
Carlsbad, CA 92011
Phone: 760-456-6000
Email: cherihoffman@chelseainvestco.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 / Principal Owners: Southern California Housing Collaborative
CIC Mira Mesa, LLC
General Partner Type: Joint Venture
Parent Companies: Southern California Housing Collaborative
Chelsea Investment Corporation
Developer: Chelsea Investment Corporation
Investor/Consultant: The Richman Group
Management Agent: ConAm Management Corporation

Project Information

Construction Type:	New Construction	
Total # Residential Buildings:	1	
Total # of Units:	90	
No. / % of Low Income Units:	89	100.00%
Average Targeted Affordability:	55.17%	
Federal Set-Aside Elected:	40%/60%	
Federal Subsidy:	Tax-Exempt	

Information

Housing Type:	Large Family
Geographic Area:	Coastal Region
State Ceiling Pool:	New Construction
CDLAC Project Analyst:	Brandon Medina
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:	11	12%
50% AMI:	10	11%
60% AMI:	68	76%

Unit Mix

43	1-Bedroom Units
24	2-Bedroom Units
23	3-Bedroom Units
90	Total Units

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
5 1 Bedroom	30%	\$930
4 1 Bedroom	50%	\$1,550
34 1 Bedroom	60%	\$1,860
3 2 Bedrooms	30%	\$1,116
3 2 Bedrooms	50%	\$1,861
17 2 Bedrooms	60%	\$2,233
3 3 Bedrooms	30%	\$1,290
3 3 Bedrooms	50%	\$2,150
17 3 Bedrooms	60%	\$2,580
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$1
Construction Costs	\$28,741,680
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$1,437,084
Soft Cost Contingency	\$434,803
Relocation	\$0
Architectural/Engineering	\$2,125,000
Const. Interest, Perm. Financing	\$5,735,934
Legal Fees	\$697,000
Reserves	\$434,986
Other Costs	\$3,717,521
Developer Fee	\$6,081,995
Commercial Costs	\$0
Total	\$49,406,004

Residential

Construction Cost Per Square Foot:	\$307
Per Unit Cost:	\$548,956
Estimated Hard Per Unit Cost:	\$285,689
True Cash Per Unit Cost*:	\$499,763
Bond Allocation Per Unit:	\$283,333
Bond Allocation Per Restricted Rental Unit:	\$286,517

Construction Financing

Source	Amount
Citibank (Citi): Tax-Exempt	\$25,500,000
Citi: Recycled Tax-Exempt	\$3,000,000
Citi: Taxable	\$5,791,191
Accrued Interest	\$300,000
General Partner Loan	\$5,000,000
Deferred Costs	\$7,705,334
Tax Credit Equity	\$2,109,479

Permanent Financing

Source	Amount
Citi: Tax-Exempt	\$16,950,000
CIC Opportunities Fund IV, LLC	\$1,500,000
Accrued Interest	\$300,000
General Partner Loan	\$5,000,000
Deferred Developer Fee	\$4,427,317
Solar Tax Credit Equity	\$133,893
Tax Credit Equity	\$21,094,794
TOTAL	\$49,406,004

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$46,628,634
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$60,617,224
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$2,424,689
Approved Developer Fee (in Project Cost & Eligible Basis):	\$6,081,995
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

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: 123.902%

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

Hillcrest Hall, located at 1601 University Avenue in San Diego on a 0.43 acre site, requested and is being recommended for a reservation of \$2,713,558 in annual federal tax credits and \$12,000,000 in total state tax credits and \$26,250,000 of tax-exempt bond cap to finance the new construction of 98 units of housing, consisting of 97 restricted rental units and 1 unrestricted manager's unit. The project will have 35 one-bedroom units, 28 two-bedroom units, and 35 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 February 2026 and be completed in November 2027. The project will be developed by CRP Affordable Housing and Community Development LLC and will be located in Senate District 39 and Assembly District 78.

Project Number CA-25-599

Project Name Hillcrest Hall
Site Address: 1601 University Avenue
San Diego, CA 92103
County: San Diego
Census Tract: 0007.00

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$2,713,558	\$12,000,000
Recommended:	\$2,713,558	\$12,000,000

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

Tax-Exempt Bond Allocation
Recommended: \$26,250,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Hillcrest Hall LP
Applicant for State Credits: BOLD Communities
Contact: Paul Salib
Address: 122 E 42nd Street, Suite 1903
New York, NY 10168
Phone: 212-776-1914
Email: psalib@crpaffordable.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: San Diego Housing Commission
Bond Counsel: Jones Hall, A Professional Law Corporation
Private Placement Purchaser: Citibank, N.A.

Development Team

General Partners / Principal Owners:	BOLD Communities Hillcrest Hall AGP LLC E. Smith & Company, Inc.
General Partner Type:	Joint Venture
Parent Companies:	BOLD Communities CRP Affordable Housing and Community Development LLC E. Smith & Company, Inc.
Developer:	CRP Affordable Housing and Community Development LLC
Investor/Consultant:	CREA, LLC
Management Agent:	FPI Management Corporation

Project Information

Construction Type:	New Construction	
Total # Residential Buildings:	1	
Total # of Units:	98	
No. / % of Low Income Units:	97	100.00%
Average Targeted Affordability:	57.42%	
Federal Set-Aside Elected:	40%/60%	
Federal Subsidy:	Tax-Exempt	

Information

Housing Type:	Large Family
Geographic Area:	Coastal Region
State Ceiling Pool:	BIPOC
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:	15	15%
50% AMI:	11	11%
60% AMI:	40	41%
70% AMI*:	31	32%

*CTCAC restricted only

Unit Mix

35	1-Bedroom Units
28	2-Bedroom Units
35	3-Bedroom Units
<u>98</u>	<u>Total Units</u>

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
4 1 Bedroom	70%	\$2,170
20 1 Bedroom	60%	\$1,860
4 1 Bedroom	50%	\$1,550
7 1 Bedroom	30%	\$930
11 2 Bedrooms	70%	\$2,605
10 2 Bedrooms	60%	\$2,233
3 2 Bedrooms	50%	\$1,861
4 2 Bedrooms	30%	\$1,116
16 3 Bedrooms	70%	\$3,010
10 3 Bedrooms	60%	\$2,580
4 3 Bedrooms	50%	\$2,150
4 3 Bedrooms	30%	\$1,290
1 3 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$600,000
Construction Costs	\$33,554,999
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$1,707,750
Soft Cost Contingency	\$476,774
Relocation	\$0
Architectural/Engineering	\$2,010,000
Const. Interest, Perm. Financing	\$5,399,800
Legal Fees	\$325,000
Reserves	\$1,063,963
Other Costs	\$4,031,224
Developer Fee	\$6,800,000
Commercial Costs	\$0
Total	\$55,969,510

Residential

Construction Cost Per Square Foot:	\$445
Per Unit Cost:	\$571,117
Estimated Hard Per Unit Cost:	\$296,704
True Cash Per Unit Cost*:	\$530,546
Bond Allocation Per Unit:	\$267,857
Bond Allocation Per Restricted Rental Unit:	\$397,727

Construction Financing

<u>Source</u>	<u>Amount</u>
Citibank: Tax-Exempt	\$26,250,000
Citibank: Taxable	\$8,632,472
SDHC ¹	\$5,000,000
COSD ² : Bridge To Home	\$3,175,000
Safehold, Inc.	\$100,000
Deferred Costs	\$7,949,395
Tax Credit Equity	\$4,862,643

Permanent Financing

<u>Source</u>	<u>Amount</u>
Citibank: Taxable	\$11,300,855
SDHC ¹	\$5,000,000
COSD ² : Bridge To Home	\$3,175,000
Safehold, Inc.	\$100,000
Deferred Developer Fee	\$3,976,032
Tax Credit Equity	\$32,417,623
TOTAL	\$55,969,510

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

¹San Diego Housing Commission

²City of San Diego

Determination of Credit Amount(s)

Requested Eligible Basis:	\$52,183,811
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$67,838,954
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$2,713,558
Total State Credit:	\$12,000,000
Approved Developer Fee (in Project Cost & Eligible Basis):	\$6,800,000
Federal Tax Credit Factor:	\$0.80992
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

Pursuant to CTCAC Regulation Section 10326(g)(5), general partners and management companies lacking documented experience with Section 42 requirements using the minimum scoring standards at Section 10325(c)(2)(A) and (B) shall be required to complete training as prescribed by CTCAC prior to a project’s placing in service.

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: 93.365%

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

Balboa Reservoir - Building A, located at 11 Frida Kahlo Way in San Francisco on a 1.1 acre site, requested and is being recommended for a reservation of \$6,958,772 in annual federal tax credits and \$91,504,000 of tax-exempt bond cap to finance the new construction of 159 units of housing, consisting of 158 restricted rental units and 1 unrestricted manager's unit. The project will have 13 studio units, 65 one-bedroom units, 40 two-bedroom units, and 41 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 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-25-600

Project Name Balboa Reservoir - Building A
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:	\$6,958,772	\$0
Recommended:	\$6,958,772	\$0

Tax-Exempt Bond Allocation
Recommended: \$91,504,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Balboa Gateway LP
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: Jones Hall, A Professional Law Corporation
Private Placement Purchaser: Citi Community 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 Partner / Principal Owner: Balboa Gateway LLC
 General Partner Type: Nonprofit
 Parent Company: BRIDGE Housing Corporation
 Developer: BRIDGE Housing Corporation
 Investor/Consultant: California Housing Partnership
 Management Agent: BRIDGE Property Management Company

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 159
 No. / % of Low Income Units: 158 100.00%
 Average Targeted Affordability: 49.81%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt

Information

Housing Type: Large Family
 Geographic Area: Bay Area Region
 State Ceiling Pool: New Construction
 Set Aside: Extremely Low/Very Low Income Set Aside
 Homeless Set Aside Units: N/A
 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:	41	26%
50% AMI:	38	24%
60% AMI:	79	50%

Unit Mix

13	SRO/Studio Units
65	1-Bedroom Units
40	2-Bedroom Units
41	3-Bedroom Units
159	Total Units

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
11 SRO/Studio	30%	\$1,015
19 1 Bedroom	30%	\$1,088
7 2 Bedrooms	30%	\$1,305
4 3 Bedrooms	30%	\$1,499
2 SRO/Studio	50%	\$1,692
36 3 Bedrooms	50%	\$2,514
46 1 Bedroom	60%	\$2,176
33 2 Bedrooms	60%	\$2,611
1 3 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$18,479,351
Construction Costs	\$112,500,346
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$5,027,154
Soft Cost Contingency	\$1,105,077
Relocation	\$0
Architectural/Engineering	\$3,488,378
Const. Interest, Perm. Financing	\$14,603,143
Legal Fees	\$244,621
Reserves	\$816,480
Other Costs	\$5,629,188
Developer Fee	\$22,691,647
Commercial Costs	\$0
Total	\$184,585,385

Residential

Construction Cost Per Square Foot:	\$693
Per Unit Cost:	\$1,160,914
Estimated Hard Per Unit Cost:	\$595,720
True Cash Per Unit Cost*:	\$1,140,379
Bond Allocation Per Unit:	\$575,497
Bond Allocation Per Restricted Rental Unit:	\$579,139

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Citibank: Tax-Exempt	\$91,504,000	Citibank: Tax-Exempt	\$18,337,000
Citibank: Taxable	\$13,431,007	MOHCD ¹	\$50,965,629
MOHCD ¹	\$50,965,629	AHSC AHD	\$33,000,000
Deferred Costs	\$2,454,901	Deferred Developer Fee	\$3,265,127
Deferred Developer Fee	\$3,265,127	General Partner Equity	\$16,926,520
General Partner Equity	\$16,926,520	Tax Credit Equity	\$62,091,109
Tax Credit Equity	\$6,038,201	TOTAL	\$184,585,385

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

¹Mayor's Office of Housing and Community Development

Determination of Credit Amount(s)

Requested Eligible Basis:	\$173,969,298
130% High Cost Adjustment:	No
Applicable Fraction:	100.00%
Qualified Basis:	\$173,969,298
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$6,958,772
Approved Developer Fee (in Project Cost & Eligible Basis):	\$22,691,647
Federal Tax Credit Factor:	\$0.89227

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 \$1,140,379. The applicant noted that the per unit cost is attributed to the project's location in San Francisco which increases the overall land cost/value, continued increases in construction costs, prevailing wage requirements, local permit fees, and the increased cost of borrowing due to the high-interest rate environment.

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: 133.969%

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

Cesar Chavez Apartments, located at 3720 East Cesar Chavez Boulevard in Fresno on a 1.7 acre site, requested and is being recommended for a reservation of \$1,960,254 in annual federal tax credits and \$12,063,107 in total state tax credits and \$19,500,000 of tax-exempt bond cap to finance the new construction of 54 units of housing, consisting of 53 restricted rental units and 1 unrestricted manager's unit. The project will have 16 one-bedroom units, 19 two-bedroom units, and 19 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 July 2027. The project will be developed by Corporation for Better Housing and will be located in Senate District 14 and Assembly District 31.

The project will be receiving rental assistance in the form of USDA RHS 521 Rental Assistance.

Project Number CA-25-603

Project Name Cesar Chavez Apartments
Site Address: 3720 East Cesar Chavez Boulevard
Fresno, CA 93702
County: Fresno
Census Tract: 13.01

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$1,960,254	\$12,063,107
Recommended:	\$1,960,254	\$12,063,107

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

Tax-Exempt Bond Allocation
Recommended: \$19,500,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Corporation for Better Housing
Contact: Lori Koester
Address: 20750 Ventura Boulevard, Suite 155
Woodland Hills, CA 91364
Phone: 818-905-2430
Email: lkoester@corpoffices.org

Bond Financing Information
CDLAC Applicant/Bond Issuer: CMFA
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: Banc of California

Development Team

General Partners / Principal Owners:	Corporation for Better Housing Integrated Community Development, LLC
General Partner Type:	Joint Venture
Parent Companies:	Corporation for Better Housing Integrated Community Development, LLC
Developer:	Corporation for Better Housing
Investor/Consultant:	Red Stone Equity
Management Agent:	WinnResidential California LP

Project Information

Construction Type:	New Construction	
Total # Residential Buildings:	1	
Total # of Units:	54	
No. / % of Low Income Units:	53	100.00%
Average Targeted Affordability:	48.96%	
Federal Set-Aside Elected:	40%/60%	
Federal Subsidy:	Tax-Exempt / USDA RHS 521 (53 Units - 100%)	

Information

Housing Type:	Large Family
Geographic Area:	Inland Region
State Ceiling Pool:	New Construction
CDLAC Project Analyst:	Daisy Andrade
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:	6	11%
45% AMI:	9	17%
50% AMI:	27	51%
60% AMI:	11	21%

Unit Mix

16	1-Bedroom Units
19	2-Bedroom Units
19	3-Bedroom Units
<hr/>	
54	Total Units

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
2 1 Bedroom	30%	\$528
3 1 Bedroom	45%	\$793
8 1 Bedroom	50%	\$881
3 1 Bedroom	60%	\$1,057
2 2 Bedrooms	30%	\$634
3 2 Bedrooms	45%	\$951
10 2 Bedrooms	50%	\$1,057
4 2 Bedrooms	60%	\$1,269
2 3 Bedrooms	30%	\$732
3 3 Bedrooms	45%	\$1,099
9 3 Bedrooms	50%	\$1,221
4 3 Bedrooms	60%	\$1,465
1 3 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$0
Construction Costs	\$27,591,546
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$1,379,578
Soft Cost Contingency	\$375,000
Relocation	\$0
Architectural/Engineering	\$680,400
Const. Interest, Perm. Financing	\$3,757,800
Legal Fees	\$280,000
Reserves	\$399,500
Other Costs	\$2,140,820
Developer Fee	\$3,000,000
Commercial Costs	\$0
Total	\$39,604,644

Residential

Construction Cost Per Square Foot:	\$392
Per Unit Cost:	\$733,419
Estimated Hard Per Unit Cost:	\$435,706
True Cash Per Unit Cost*:	\$710,661
Bond Allocation Per Unit:	\$361,111
Bond Allocation Per Restricted Rental Unit:	\$367,925

Construction Financing

<u>Source</u>	<u>Amount</u>
Banc of California: Tax-Exempt	\$19,500,000
Banc of California: Taxable	\$13,000,000
Tax Credit Equity	\$4,910,444

Permanent Financing

<u>Source</u>	<u>Amount</u>
Banc of California: Tax-Exempt	\$1,711,500
Banc of California: Taxable	\$5,000,000
City of Fresno	\$5,000,000
Deferred Developer Fee	\$1,228,967
Solar Tax Credit Equity	\$170,586
Tax Credit Equity	\$26,493,591
TOTAL	\$39,604,644

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$37,697,200
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$49,006,360
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$1,960,254
Total State Credit:	\$12,063,107
Approved Developer Fee (in Project Cost & Eligible Basis):	\$3,000,000
Federal Tax Credit Factor:	\$0.81000
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 \$733,419. The applicant noted that the per unit cost is attributed to construction supply chain, prevailing wages, and green building design commitments.

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	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: 64.368%

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

Sheridan Apartments, located at 320 Sheridan Drive in Menlo Park on a 2.52 acre site, requested and is being recommended for a reservation of \$2,507,094 in annual federal tax credits and \$3,850,318 in total state tax credits and \$27,704,168 of tax-exempt bond cap to finance the new construction of 88 units of housing, consisting of 87 restricted rental units and 1 unrestricted manager's unit. The project will have 42 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 January 2026 and be completed in September 2027. The project will be developed by Alliant Communities and will be located in Senate District 13 and Assembly District 23.

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

Project Number CA-25-604

Project Name Sheridan Apartments
Site Address: 320 Sheridan Drive
Menlo Park, CA 94205
County: San Mateo
Census Tract: 6116.00

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$2,507,094	\$3,850,318
Recommended:	\$2,507,094	\$3,850,318

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

Tax-Exempt Bond Allocation

Recommended: \$27,704,168

CTCAC Applicant Information

CTCAC Applicant/CDLAC Sponsor: 320 Sheridan LP
Applicant for State Credits: Community Revitalization and Development Corporation
Contact: Steven Spielberg
Address: 26050 Mureau Road, Suite 101
Calabasas, CA 91302
Phone: 310-991-4757
Email: Steven.S@alliantcd.com

Bond Financing Information

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

Development Team

General Partners / Principal Owners:	Community Revitalization and Development Corporation 320 Sheridan GP LLC
General Partner Type:	Joint Venture
Parent Companies:	Community Revitalization and Development Corporation Alliant Communities LLC
Developer:	Alliant Communities
Investor/Consultant:	Walker & Dunlop
Management Agent:	Solari Enterprises, Inc.

Project Information

Construction Type:	New Construction	
Total # Residential Buildings:	3	
Total # of Units:	88	
No. / % of Low Income Units:	87	100.00%
Average Targeted Affordability:	50.00%	
Federal Set-Aside Elected:	40%/60% Average Income	
Federal Subsidy:	Tax-Exempt	

Information

Housing Type:	Large Family
Geographic Area:	Bay Area Region
State Ceiling Pool:	New Construction
Set Aside:	Mixed Income Set Aside
CDLAC Project Analyst:	Jake Salle
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:	44	51%
50% AMI:	9	10%
60% AMI:	7	8%
80% AMI*:	27	31%

*CTCAC restricted only

Unit Mix

42	1-Bedroom Units
23	2-Bedroom Units
23	3-Bedroom Units
88	Total Units

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
36 1 Bedroom	30%	\$1,088
4 2 Bedrooms	30%	\$1,305
4 3 Bedrooms	30%	\$1,508
2 1 Bedroom	50%	\$1,813
4 2 Bedrooms	50%	\$2,176
3 3 Bedrooms	50%	\$2,514
2 1 Bedroom	60%	\$2,176
2 2 Bedrooms	60%	\$2,611
3 3 Bedrooms	60%	\$3,017
2 1 Bedroom	80%	\$2,901
12 2 Bedrooms	80%	\$3,482
13 3 Bedrooms	80%	\$4,022
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$5,124,600
Construction Costs	\$28,956,057
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$2,873,206
Soft Cost Contingency	\$516,593
Relocation	\$0
Architectural/Engineering	\$1,900,355
Const. Interest, Perm. Financing	\$4,885,334
Legal Fees	\$395,912
Reserves	\$942,428
Other Costs	\$3,932,528
Developer Fee	\$6,283,544
Commercial Costs	\$0
Total	\$55,810,557

Residential

Construction Cost Per Square Foot:	\$330
Per Unit Cost:	\$634,211
Estimated Hard Per Unit Cost:	\$283,203
True Cash Per Unit Cost*:	\$594,175
Bond Allocation Per Unit:	\$314,820
Bond Allocation Per Restricted Rental Unit:	\$461,736

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Citibank: Tax Exempt	\$27,704,168	CalHFA: Tax-Exempt	\$13,529,312
Citibank: Taxable	\$6,583,898	CalHFA: MIP	\$4,000,000
County of San Mateo	\$9,000,000	County of San Mateo	\$9,000,000
City of Menlo Park	\$1,000,000	City of Menlo Park	\$1,000,000
Deferred Costs	\$977,428	Deferred Developer Fee	\$3,523,123
Deferred Developer Fee	\$5,593,439	Tax Credit Equity	\$24,758,122
Tax Credit Equity	\$4,951,624	TOTAL	\$55,810,557

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$48,213,350
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$62,677,355
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$2,507,094
Total State Credit:	\$3,850,318
Approved Developer Fee (in Project Cost & Eligible Basis):	\$6,283,544
Federal Tax Credit Factor:	\$0.84930
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: 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).

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: 122.761%

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

The Dewey Hotel, located at 721 South Main Street in Los Angeles on a 0.12 acre site, requested and is being recommended for a reservation of \$458,914 in annual federal tax credits and \$3,000,000 of tax-exempt bond cap to finance the acquisition & rehabilitation of 43 units of housing, consisting of 42 restricted rental units and 1 unrestricted manager's unit. The project has 42 studio units, 1 one-bedroom unit, serving special needs tenants with rents affordable to households earning 35%-45% of area median income (AMI). The construction is expected to begin in February 2026 and be completed in August 2026. The project will be developed by Hope Credits, L.P. and is located in Senate District 28 and Assembly District 57.

The Dewey Hotel is a resyndication of an existing Low Income Housing Tax Credit (LIHTC) project, (CA-2000-006). See Resyndication and Resyndication Transfer Event below for additional information. The project will be receiving rental assistance in the form of HUD Rental Assistance Demonstration Conversion (RAD) Project-Based Vouchers.

Project Number CA-25-608

Project Name The Dewey Hotel
Site Address: 721 South Main Street
Los Angeles, CA 90014
County: Los Angeles
Census Tract: 2073.03

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$458,914	\$0
Recommended:	\$458,914	\$0

Tax-Exempt Bond Allocation
Recommended: \$3,000,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Hope Credits, L.P.
Contact: Adam Kent
Address: 9744 Wilshire Boulevard Suite 311
Los Angeles, CA 90212
Phone: 818-298-5614
Email: adam@hope4la.org

Bond Financing Information
CDLAC Applicant/Bond Issuer: California Municipal Finance Authority
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: Private Mortgage Fund LLC

Development Team

General Partners / Principal Owners: Decro Dewey Corporation
 Hope for SaMo, LLC
 General Partner Type: Joint Venture
 Parent Companies: Decro Corporation
 Hope Credits, L.P.
 Developer: Hope Credits, L.P.
 Investor/Consultant: TYH Credit Fund, LLC (Self-Syndication)
 Management Agent: Hart District Management, Inc.

Project Information

Construction Type: Acquisition & Rehabilitation
 Total # Residential Buildings: 1
 Total # of Units: 43
 No. / % of Low Income Units: 42 100.00%
 Average Targeted Affordability: 40.00%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt / HUD RAD Project Based Vouchers (42 Units - 100%)

Information

Housing Type: Special Needs
 % of Special Need Units: 42 units 100%
 Geographic Area: City of Los Angeles
 State Ceiling Pool: Preservation
 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>
35% AMI:	21	50%
45% AMI:	21	50%

Unit Mix

42	SRO/Studio Units
1	1-Bedroom Units
43	Total Units

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
21 SRO/Studio	35%	\$300
21 SRO/Studio	45%	\$300
1 1 Bedroom	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$6,200,000
Construction Costs	\$0
Rehabilitation Costs	\$2,886,000
Construction Hard Cost Contingency	\$288,600
Soft Cost Contingency	\$12,248
Relocation	\$0
Architectural/Engineering	\$73,650
Const. Interest, Perm. Financing	\$1,006,807
Legal Fees	\$50,000
Reserves	\$242,575
Other Costs	\$158,258
Developer Fee	\$840,602
Commercial Costs	\$0
Total	\$11,758,740

Residential

Construction Cost Per Square Foot:	\$122
Per Unit Cost:	\$273,459
Estimated Hard Per Unit Cost:	\$60,465
True Cash Per Unit Cost*:	\$260,247
Bond Allocation Per Unit:	\$69,767
Bond Allocation Per Restricted Rental Unit:	\$71,429

Construction Financing

Source	Amount
PMF ¹ : Tax-Exempt	\$3,000,000
PMF ¹ : Recycled Tax-Exempt	\$250,000
PMF ¹ : Taxable	\$6,524,523
Seller Carryback	\$400,000
Deferred Cost	\$1,125,303
Tax Credit Equity	\$458,914

Permanent Financing

Source	Amount
Berkadia: Tax-Exempt	\$6,601,476
Seller Carryback	\$400,000
Deferred Developer Fee	\$168,121
Tax Credit Equity	\$4,589,143
TOTAL	\$11,758,740

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

¹PMF: Private Mortgage Fund

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	\$4,294,121
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	\$5,890,500
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$5,582,357
Qualified Basis (Acquisition):	\$5,890,500
Applicable Rate:	4.00%
Maximum Annual Federal Credit, Acquisition:	\$235,620
Approved Developer Fee (in Project Cost & Eligible Basis):	\$840,602
Federal Tax Credit Factor:	\$1.00000

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.

The applicant has requested and been granted a waiver to reduce the 10% mobility feature requirement under CTCAC Regulation Section 10325(f)(7)(K) down to 5%.

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-00-006). 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-00-006) 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

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	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: 462.545%

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

The Lincoln Hotel, located at 549 - 551 Ceres Avenue in Los Angeles on a 0.19 acre site, requested and is being recommended for a reservation of \$383,620 in annual federal tax credits and \$4,950,000 of tax-exempt bond cap to finance the acquisition & rehabilitation of 41 units of housing, consisting of 40 restricted rental units and 1 unrestricted manager's unit. The project has 40 studio units, 1 one-bedroom unit, serving special needs tenants with rents affordable to households earning 30%-35% of area median income (AMI). The construction is expected to begin in February 2026 and be completed in August 2026. The project will be developed by Hope Credits, L.P. and is located in Senate District 28 and Assembly District 57.

The Lincoln Hotel is a resyndication of an existing Low Income Housing Tax Credit (LIHTC) project, The Lincoln Hotel (CA-99-034). 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-25-610

Project Name The Lincoln Hotel
Site Address: 549 - 551 Ceres Avenue
Los Angeles, CA 90013
County: Los Angeles
Census Tract: 2063.03

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$383,620	\$0
Recommended:	\$383,620	\$0

Tax-Exempt Bond Allocation
Recommended: \$4,950,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Hope Credits L.P.
Contact: Adam Kent
Address: 9744 Wilshire Boulevard, Suite 311
Los Angeles, CA 90212
Phone: 818-298-5614
Email: adam@hope4la.org

Bond Financing Information
CDLAC Applicant/Bond Issuer: California Municipal Finance Authority
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: PMF CA REIT, LLC

Development Team

General Partners / Principal Owners: Decro Lincoln Corporation
 Hope For SoMa, LLC
 General Partner Type: Joint Venture
 Parent Companies: Decro Lincoln Corporation
 Hope Credits, L.P.
 Developer: Hope Credits, L.P.
 Investor/Consultant: TYH Credit Fund, LLC (Self-Syndication)
 Management Agent: Hart District Management, Inc.

Project Information

Construction Type: Acquisition & Rehabilitation
 Total # Residential Buildings: 1
 Total # of Units: 41
 No. / % of Low Income Units: 40 100.00%
 Average Targeted Affordability: 32.50%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt / HUD Section 8 RAD Project-based Vouchers
 (40 Units - 100%)

Information

Housing Type: Special Needs
 % of Special Need Units: 40 units 100%
 Geographic Area: City of Los Angeles
 State Ceiling Pool: Preservation
 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:	20	50%
35% AMI:	20	50%

Unit Mix

40	SRO/Studio Units
1	1-Bedroom Units
41	Total Units

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
20 SRO/Studio	30%	\$300
20 SRO/Studio	35%	\$300
1 1 Bedroom	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$6,000,000
Construction Costs	\$0
Rehabilitation Costs	\$1,942,500
Construction Hard Cost Contingency	\$194,250
Soft Cost Contingency	\$10,739
Relocation	\$173,000
Architectural/Engineering	\$72,550
Const. Interest, Perm. Financing	\$891,835
Legal Fees	\$30,000
Reserves	\$248,726
Other Costs	\$130,662
Developer Fee	\$676,093
Commercial Costs	\$0
Total	\$10,370,355

Residential

Construction Cost Per Square Foot:	\$100
Per Unit Cost:	\$252,935
Estimated Hard Per Unit Cost:	\$42,683
True Cash Per Unit Cost*:	\$235,862
Bond Allocation Per Unit:	\$120,732
Bond Allocation Per Restricted Rental Unit:	\$123,750

Construction Financing

Source	Amount
PMF ¹ : Tax-Exempt	\$4,950,000
PMF ¹ : Taxable	\$2,933,575
PMF ¹ : Recycled Tax Exempt	\$450,000
Seller Carryback	\$700,000
Deferred Costs	\$953,159
Tax Credit Equity	\$383,621

Permanent Financing

Source	Amount
Berkadia: Tax-Exempt	\$5,834,148
Seller Carryback	\$700,000
Tax Credit Equity	\$3,836,207
TOTAL	\$10,370,355

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

¹Private Mortgage Fund, LLC

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	\$3,201,552
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	\$5,428,500
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$4,162,018
Qualified Basis (Acquisition):	\$5,428,500
Applicable Rate:	4.00%
Maximum Annual Federal Credit, Rehabilitation:	\$166,480
Maximum Annual Federal Credit, Acquisition:	\$217,140
Total Maximum Annual Federal Credit:	\$383,620
Approved Developer Fee (in Project Cost & Eligible Basis):	\$676,093
Federal Tax Credit Factor:	\$1.00000

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 has requested and been granted a waiver to reduce the 10% mobility feature requirement under CTCAC Regulation Section 10325(f)(7)(K) down to 5%.

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-99-034). 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-99-024) is a qualified low-income household for the subsequent allocation (existing household eligibility is “grandfathered”).

The project is a resyndication 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

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	14
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	104

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: 272.488%

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

Banana Belt Apartments, located at 917, 919 & 923 Water Street in Santa Cruz on a 0.58 acre site, requested and is being recommended for a reservation of \$2,998,322 in annual federal tax credits and \$13,000,000 in total state tax credits and \$28,950,000 of tax-exempt bond cap to finance the new construction of 83 units of housing, consisting of 82 restricted rental units and 1 unrestricted manager's unit. The project will have 34 one-bedroom units, 24 two-bedroom units, and 25 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 February 2026 and be completed in November 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-25-612

Project Name Banana Belt Apartments
 Site Address: 917, 919 & 923 Water Street
 Santa Cruz, CA 95062
 County: Santa Cruz
 Census Tract: 1002.00

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$2,998,322	\$13,000,000
Recommended:	\$2,998,322	\$13,000,000

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

Tax-Exempt Bond Allocation
 Recommended: \$28,950,000

CTCAC Applicant Information
 CTCAC Applicant/CDLAC Sponsor: CRP Banana Belt 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: 212-776-1914
 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.
 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:	Pacific Southwest Community Development Corporation CRP Banana Belt AGP LLC
General Partner Type:	Joint Venture
Parent Companies:	Pacific Southwest Community Development Corporation CRP Affordable Housing and Community Development LLC
Developer:	CRP Affordable Housing & Community Development LLC
Investor/Consultant:	CREA, LLC
Management Agent:	Cambridge Real Estate Services

Project Information

Construction Type:	New Construction
Total # Residential Buildings:	1
Total # of Units:	83
No. / % of Low Income Units:	82 100.00%
Average Targeted Affordability:	49.39%
Federal Set-Aside Elected:	40%/60%
Federal Subsidy:	Tax-Exempt / HUD Section 8 Project-based Vouchers (25 units - 30%)

Information

Housing Type:	Large Family
Geographic Area:	Bay Area Region
State Ceiling Pool:	New Construction
Set Aside:	N/A
Homeless Set Aside Units:	N/A
CDLAC Project Analyst:	Daisy Andrade
CTCAC Project Analyst:	Michael Reichert

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	25	30%
50% AMI:	12	15%
60% AMI:	45	55%

Unit Mix

34	1-Bedroom Units
24	2-Bedroom Units
25	3-Bedroom Units
83	Total Units

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
19 1 Bedroom	60%	\$2,225
5 1 Bedroom	50%	\$1,854
10 1 Bedroom	30%	\$1,112
9 2 Bedrooms	60%	\$2,670
5 2 Bedrooms	50%	\$2,225
10 2 Bedrooms	30%	\$1,335
17 3 Bedrooms	60%	\$3,085
2 3 Bedrooms	50%	\$2,571
5 3 Bedrooms	30%	\$1,542
1 3 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$900,000
Construction Costs	\$39,193,793
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$2,012,375
Soft Cost Contingency	\$404,950
Relocation	\$0
Architectural/Engineering	\$1,100,000
Const. Interest, Perm. Financing	\$5,859,088
Legal Fees	\$325,000
Reserves	\$603,625
Other Costs	\$3,298,036
Developer Fee	\$7,520,000
Commercial Costs	\$0
Total	\$61,216,867

Residential

Construction Cost Per Square Foot:	\$381
Per Unit Cost:	\$737,553
Estimated Hard Per Unit Cost:	\$409,330
True Cash Per Unit Cost*:	\$683,760
Bond Allocation Per Unit:	\$348,795
Bond Allocation Per Restricted Rental Unit:	\$353,049

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Citibank: Tax-Exempt	\$28,950,000	Citibank	\$15,958,273
Citibank: Taxable	\$13,759,511	Safehold, Inc.	\$4,900,000
Safehold, Inc.	\$4,900,000	Deferred Developer Fee	\$4,464,814
Deferred Costs	\$8,223,290	Tax Credit Equity	\$35,893,780
Tax Credit Equity	\$5,384,067	TOTAL	\$61,216,867

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$57,660,035
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$74,958,046
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$2,998,322
Total State Credit:	\$13,000,000
Approved Developer Fee (in Project Cost & Eligible Basis):	\$7,520,000
Federal Tax Credit Factor:	\$0.81992
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

Staff noted a per unit development cost of \$683,760. The applicant noted that the per unit cost is attributed to compliance with Santa Cruz County's lead oversight agency, an operations and maintenance program being implemented to safely manage asbestos-containing materials and lead-based paint, and water damage/mold growth remediation.

CDLAC Analyst Comments: 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: 140.174%

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

Market Two, located at 3275-3295 Market Street in San Diego on a 1.17 acre site, requested and is being recommended for a reservation of \$4,393,099 in annual federal tax credits and \$45,000,000 of tax-exempt bond cap to finance the new construction of 272 units of housing, consisting of 269 restricted rental units and 3 unrestricted manager's units. The project will have 74 studio units, 160 one-bedroom units, 23 two-bedroom units, and 15 three-bedroom units, serving tenants with rents affordable to households earning 30%-70% 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 MRK Partners, Inc. and will be located in Senate District 18 and Assembly District 80.

Project Number CA-25-613

Project Name Market Two
Site Address: 3275-3295 Market Street
San Diego, CA 92102
County: San Diego
Census Tract: 0015.00

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$4,393,099	\$0
Recommended:	\$4,393,099	\$0

Tax-Exempt Bond Allocation
Recommended: \$45,000,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: MRK Partners, Inc.
Contact: Sydne Garchik
Address: 2711 N 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: Citi Community 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:	Market 2 AGP LLC Pacific Southwest Community Development Corporation
General Partner Type:	Joint Venture
Parent Companies:	MRK Partners, Inc. Pacific Southwest Community Development Corporation
Developer:	MRK Partners, Inc.
Investor/Consultant:	R4 Capital
Management Agent:	WinnResidential California LP

Project Information

Construction Type:	New Construction
Total # Residential Buildings:	2
Total # of Units:	272
No. / % of Low Income Units:	269 100.00%
Average Targeted Affordability:	58.14%
Federal Set-Aside Elected:	40%/60% Average Income
Federal Subsidy:	Tax-Exempt

Information

Housing Type:	Non-Targeted
Geographic Area:	Coastal Region
State Ceiling Pool:	New Construction
Set Aside:	N/A
Homeless Set Aside Units:	N/A
CDLAC Project Analyst:	Erin DeBlaquiere
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:	151	56%
70% AMI*:	62	23%

*CTCAC restricted only

Unit Mix

74	SRO/Studio Units
160	1-Bedroom Units
23	2-Bedroom Units
15	3-Bedroom Units
<hr/> 272	<hr/> Total Units

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
28 SRO/Studio	30%	\$868
7 SRO/Studio	50%	\$1,447
39 SRO/Studio	60%	\$1,737
16 1 Bedroom	50%	\$1,550
93 1 Bedroom	60%	\$1,860
50 1 Bedroom	70%	\$2,170
3 2 Bedrooms	50%	\$1,861
19 2 Bedrooms	60%	\$2,233
2 3 Bedrooms	50%	\$2,150
12 3 Bedrooms	70%	\$3,010
1 1 Bedroom	Manager's Unit	\$1,860
1 2 Bedrooms	Manager's Unit	\$2,233
1 3 Bedrooms	Manager's Unit	\$2,580

Project Cost Summary at Application

Land and Acquisition	\$296,251
Construction Costs	\$53,378,546
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$2,668,928
Soft Cost Contingency	\$1,371,318
Relocation	\$0
Architectural/Engineering	\$3,547,251
Const. Interest, Perm. Financing	\$10,448,181
Legal Fees	\$515,000
Reserves	\$1,338,473
Other Costs	\$5,745,697
Developer Fee	\$11,019,480
Commercial Costs	\$0
Total	\$90,329,125

Residential

Construction Cost Per Square Foot:	\$402
Per Unit Cost:	\$332,092
Estimated Hard Per Unit Cost:	\$179,689
True Cash Per Unit Cost*:	\$307,535
Bond Allocation Per Unit:	\$165,441
Bond Allocation Per Restricted Rental Unit:	\$217,391

Construction Financing

<u>Source</u>	<u>Amount</u>
Citibank: Tax-Exempt	\$45,000,000
Citibank: Recycled Tax-Exempt	\$7,231,271
Citibank: Taxable	\$12,755,905
Deferred Costs	\$6,056,575
Net Operating Income	\$923,367
Deferred Developer Fee	\$6,679,654
Tax Credit Equity	\$11,682,353

Permanent Financing

<u>Source</u>	<u>Amount</u>
Citibank: Tax-Exempt	\$43,682,565
Net Operating Income	\$923,367
Deferred Developer Fee	\$6,679,654
Tax Credit Equity	\$39,043,539
TOTAL	\$90,329,125

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$84,482,680
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$109,827,484
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$4,393,099
Approved Developer Fee (in Project Cost & Eligible Basis):	\$11,019,480
Federal Tax Credit Factor:	\$0.88875

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 \$6,100. As allowed by CTCAC Regulation Section 10327(g)(1), CTCAC approves an annual per unit operating expense total of \$5,712 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).

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: 140.602%

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

Santa Monica Christian Towers, located at 1233 6th Street in Santa Monica on a 0.52 acre site, requested and is being recommended for a reservation of \$6,541,813 in annual federal tax credits and \$80,000,000 of tax-exempt bond cap to finance the acquisition & rehabilitation of 163 units of housing, consisting of 161 restricted rental units and 2 unrestricted manager's units. The project has 107 studio units, 44 one-bedroom units, and 12 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 2026 and be completed in October 2027. The project will be developed by TSA Housing, Inc. and is located in Senate District 24 and Assembly District 51.

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 Vouchers and HUD Section 8 Project-based Contract.

Project Number CA-25-614

Project Name Santa Monica Christian Towers
Site Address: 1233 6th Street
Santa Monica, CA 90401
County: Los Angeles
Census Tract: 7019.02

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$6,541,813	\$0
Recommended:	\$6,541,813	\$0

Tax-Exempt Bond Allocation
Recommended: \$80,000,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Santa Monica Towers LP
Contact: Anthony Yannatta; Sara Dabbs
Address: 11811 San Vicente Boulevard
Los Angeles, CA 90049
Phone: 310-820-4888
Email: tsaapplications@tsahousing.com

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

Development Team

General Partners / Principal Owners:	SMT TSA Housing LLC RCC MGP LLC To-Be-Formed Co-General Partner LLC
General Partner Type:	Joint Venture
Parent Companies:	TSA Housing, Inc. Riverside Charitable Corporation (RCC) The Santa Monica Christian Towers, Inc.
Developer:	TSA Housing, Inc.
Investor/Consultant:	National Equity Fund (NEF)
Management Agent:	Thomas Safran & Associates, Inc. Falkenberg/Gilliam & Associates

Project Information

Construction Type:	Acquisition & Rehabilitation
Total # Residential Buildings:	1
Total # of Units:	163
No. / % of Low Income Units:	161 100.00%
Average Targeted Affordability:	42.42%
Federal Set-Aside Elected:	40%/60% Average Income
Federal Subsidy:	Tax-Exempt / HUD Section 8 Project-based Vouchers (126 Units - 78%) / HUD Section 8 Project-based Contract (10 Units - 6%)

Information

Housing Type:	At-Risk
Geographic Area:	Balance of Los Angeles County
State Ceiling Pool:	Preservation
CDLAC Project Analyst:	Curtis Lackey
CTCAC Project Analyst:	Michael Reichert

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	80	50%
40% AMI:	10	6%
50% AMI:	37	23%
60% AMI:	27	17%
80% AMI*:	7	4%

*CTCAC restricted only

Unit Mix

107	SRO/Studio Units
44	1-Bedroom Units
12	2-Bedroom Units
163	Total Units

Unit Type & Number	2025 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
4 SRO/Studio	30%	\$795
7 SRO/Studio	30%	\$795
45 SRO/Studio	30%	\$795
10 SRO/Studio	40%	\$1,060
15 SRO/Studio	50%	\$1,325
3 SRO/Studio	60%	\$1,590
18 SRO/Studio	60%	\$1,590
4 SRO/Studio	80%	\$2,120
1 SRO/Studio	80%	\$2,120
22 1 Bedroom	30%	\$852
1 1 Bedroom	50%	\$1,420
15 1 Bedroom	50%	\$1,420
3 1 Bedroom	60%	\$1,704
1 1 Bedroom	60%	\$1,704
2 1 Bedroom	80%	\$2,272
2 2 Bedrooms	30%	\$1,022
1 2 Bedrooms	50%	\$1,703
5 2 Bedrooms	50%	\$1,703
2 2 Bedrooms	60%	\$2,044
2 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$75,000,000
Construction Costs	\$0
Rehabilitation Costs	\$36,760,418
Construction Hard Cost Contingency	\$7,433,082
Soft Cost Contingency	\$840,000
Relocation	\$5,880,000
Architectural/Engineering	\$1,863,000
Const. Interest, Perm. Financing	\$7,835,750
Legal Fees	\$408,000
Reserves	\$5,670,000
Other Costs	\$1,109,750
Developer Fee	\$17,500,000
Commercial Costs	\$0
Total	\$160,300,000

Residential

Construction Cost Per Square Foot:	\$462
Per Unit Cost:	\$983,436
Estimated Hard Per Unit Cost:	\$189,992
True Cash Per Unit Cost*:	\$541,902
Bond Allocation Per Unit:	\$490,798
Bond Allocation Per Restricted Rental Unit:	\$519,481

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
Citibank: Tax-Exempt	\$19,530,000	Citibank	\$25,370,000
Citibank: Recycled Tax-Exempt	\$7,920,000	Seller Carryback	\$60,470,000
Citibank: Taxable	\$11,180,000	Net Operating Income	\$3,800,000
Seller Carryback	\$60,470,000	Acquired Reserves	\$1,600,000
Deferred Costs	\$5,670,000	Deferred Developer Fee	\$11,500,000
Net Operating Income	\$3,800,000	Tax Credit Equity	\$57,560,000
Acquired Reserves	\$1,600,000	TOTAL	\$160,300,000
Deferred Developer Fee	\$15,500,000		
Tax Credit Equity	\$34,630,000		

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

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	\$66,252,243
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	\$77,417,410
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$86,127,915
Qualified Basis (Acquisition):	\$77,417,410
Applicable Rate:	4.00%
Maximum Annual Federal Credit, Rehabilitation:	\$3,445,117
Maximum Annual Federal Credit, Acquisition:	\$3,096,696
Total Maximum Annual Federal Credit:	\$6,541,813

Approved Developer Fee (in Project Cost & Eligible Basis):	\$17,500,000
Federal Tax Credit Factor:	\$0.87988

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 has requested and been granted a waiver to reduce the 10% mobility feature requirement under CTCAC Regulation Section 10325(f)(7)(K) down to 5%.

CDLAC Analyst Comments: 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	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: 106.659%

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

La Estancia, located at 7004, 7008, 7012, 7018 Baird Ave. in Los Angeles on a 0.8 acre site, requested and is being recommended for a reservation of \$3,132,050 in annual federal tax credits and \$17,164,551 in total state tax credits and \$34,400,000 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 55 studio units, 65 one-bedroom units, and 70 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 January 2026 and be completed in July 2027. The project will be developed by AMCAL Multi-Housing Inc. 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-25-615

Project Name La Estancia
Site Address: 7004, 7008, 7012, 7018 Baird Avenue
Los Angeles, CA 91335
County: Los Angeles
Census Tract: 1310.24

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$3,132,050	\$17,164,551
Recommended:	\$3,132,050	\$17,164,551

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

Tax-Exempt Bond Allocation
Recommended: \$34,400,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: AMCAL Multi-Housing Inc.
Contact: Arjun Nagarkatti
Address: 30141 Agoura Road, Suite 100
Agoura Hills, CA 91301
Phone: (818) 706-0694
Email: arjun@amcalhousing.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
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: AMCAL Multi-Housing Inc.
 Brandon Affordable Housing, LLC

General Partner Type: Joint Venture

Parent Companies: AMCAL Multi-Housing Inc.
 Las Palmas Foundation

Developer: AMCAL Multi-Housing Inc.

Investor/Consultant: KeyBank

Management Agent: FPI Management, Inc.

Project Information

Construction Type: New Construction

Total # Residential Buildings: 1

Total # of Units: 190

No. / % of Low Income Units: 188 100.00%

Average Targeted Affordability: 48.99%

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

Homeless Set Aside Units: N/A

CDLAC Project Analyst: Daisy Andrade

CTCAC Project Analyst: Gloria Witherow

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	56	30%
50% AMI:	58	31%
60% AMI:	55	29%
70% AMI*:	19	10%
80% AMI*:	0	0%

*CTCAC restricted only

Unit Mix

55	SRO/Studio Units
65	1-Bedroom Units
70	2-Bedroom Units
190	Total Units

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
18 SRO/Studio	30%	\$795
18 SRO/Studio	50%	\$1,325
19 SRO/Studio	60%	\$1,590
18 1 Bedroom	30%	\$851
20 1 Bedroom	50%	\$1,420
17 1 Bedroom	60%	\$1,703
10 1 Bedroom	70%	\$1,988
20 2 Bedrooms	30%	\$1,022
20 2 Bedrooms	50%	\$1,703
19 2 Bedrooms	60%	\$2,044
9 2 Bedrooms	70%	\$2,268
2 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$6,088,463
Construction Costs	\$39,174,602
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$1,948,755
Soft Cost Contingency	\$587,410
Relocation	\$0
Architectural/Engineering	\$2,777,300
Const. Interest, Perm. Financing	\$5,768,883
Legal Fees	\$385,000
Reserves	\$944,824
Other Costs	\$4,762,784
Developer Fee	\$7,856,312
Commercial Costs	\$0
Total	\$70,294,333

Residential

Construction Cost Per Square Foot:	\$395
Per Unit Cost:	\$369,970
Estimated Hard Per Unit Cost:	\$176,932
True Cash Per Unit Cost*:	\$345,555
Bond Allocation Per Unit:	\$181,053
Bond Allocation Per Restricted Rental Unit:	\$203,550

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Key Bank: Tax-Exempt	\$34,400,000	Key Bank: Tax-Exempt	\$19,660,202
Key Bank: Taxable	\$20,000,000	CalHFA: Recycled Bonds	\$4,000,000
CalHFA: Recycled Bonds	\$4,000,000	Deferred Developer Fee	\$4,638,826
Deferred Developer Fee	\$3,506,054	Tax Credit Equity	\$41,995,305
Tax Credit Equity	\$8,388,279	TOTAL	\$70,294,333

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$60,231,731
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$78,301,250
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$3,132,050
Total State Credit:	\$17,164,551
Approved Developer Fee (in Project Cost & Eligible Basis):	\$7,856,312
Federal Tax Credit Factor:	\$0.87500
State 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: 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).

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: 116.193%

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

Palm Desert Family Housing, located at Frank Sinatra Drive and Cook Street in Palm Desert on a 7.74 acre site, requested and is being recommended for a reservation of \$7,655,476 in annual federal tax credits and \$26,130,746 in total state tax credits and \$73,983,017 of tax-exempt bond cap to finance the new construction of 298 units of housing, consisting of 295 restricted rental units and 3 unrestricted manager's units. The project will have 7 studio units, 113 one-bedroom units, 101 two-bedroom units, 61 three-bedroom units, and 16 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 January 2026 and be completed in February 2026. The project will be developed by Affirmed Housing Group, Inc. and will be located in Senate District 19 and Assembly District 47.

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

Project Number CA-25-616

Project Name Palm Desert Family Housing
 Site Address: Frank Sinatra Drive and Cook Street
 Palm Desert, CA 92211
 County: Riverside
 Census Tract: 449.22

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$7,655,476	\$26,130,746
Recommended:	\$7,655,476	\$26,130,746

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

Tax-Exempt Bond Allocation
 Recommended: \$73,983,017

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: 858-386-7211
 Email: Robin@compassfah.org

Bond Financing Information
 CDLAC Applicant/Bond Issuer: California Municipal Finance Authority
 Bond Counsel: Orrick, Herrington & Sutcliffe LLP
 Public Sale: Credit Enhanced
 Underwriter: Lument Securities, LLC
 Credit Enhancement Provider: Lument Real Estate Capital

Development Team

General Partners / Principal Owners:	CFAH Housing, LLC AHG Palm Desert, LLC
General Partner Type:	Joint Venture
Parent Companies:	Compass for Affordable Housing Affirmed Housing Group, Inc.
Developer:	Affirmed Housing Group, Inc.
Investor/Consultant:	WNC, Inc.
Management Agent:	Solari Enterprises

Project Information

Construction Type:	New Construction	
Total # Residential Buildings:	6	
Total # of Units:	298	
No. / % of Low Income Units:	295	100.00%
Average Targeted Affordability:	49.19%	
Federal Set-Aside Elected:	40%/60% Average Income	
Federal Subsidy:	Tax-Exempt / HUD Section 8 Project-based Vouchers (39 Units - 13%)	

Information

Housing Type:	Large Family
Geographic Area:	Inland Region
State Ceiling Pool:	New Construction
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:	77	26%
50% AMI:	123	42%
60% AMI:	60	20%
70% AMI*:	35	12%

*CTCAC restricted only

Unit Mix

7	SRO/Studio Units
113	1-Bedroom Units
101	2-Bedroom Units
61	3-Bedroom Units
16	4-Bedroom Units
<u>298</u>	<u>Total Units</u>

Unit Type & Number	2025 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
7 SRO/Studio	50%	\$980
22 1 Bedroom	30%	\$629
91 1 Bedroom	50%	\$1,049
16 2 Bedrooms	30%	\$755
25 2 Bedrooms	50%	\$1,258
60 2 Bedrooms	60%	\$1,510
23 3 Bedrooms	30%	\$873
35 3 Bedrooms	70%	\$2,037
16 4 Bedrooms	30%	\$973
3 3 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$450,000
Construction Costs	\$101,591,992
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$5,079,599
Soft Cost Contingency	\$1,571,265
Relocation	\$0
Architectural/Engineering	\$3,850,000
Const. Interest, Perm. Financing	\$14,319,888
Legal Fees	\$700,000
Reserves	\$1,209,000
Other Costs	\$12,555,428
Developer Fee	\$15,000,000
Commercial Costs	\$0
Total	\$156,327,172

Residential

Construction Cost Per Square Foot:	\$427
Per Unit Cost:	\$524,588
Estimated Hard Per Unit Cost:	\$295,017
True Cash Per Unit Cost*:	\$494,386
Bond Allocation Per Unit:	\$248,265
Bond Allocation Per Restricted Rental Unit:	\$284,550

Construction Financing

Source	Amount
Citibank: Tax-Exempt	\$73,983,017
Citibank: Recycled Tax- Exempt	\$13,464,025
Citibank: Taxable	\$18,379,037
Lument: Bond Interest	\$4,603,242
Tax Credit Equity	\$41,294,608

Permanent Financing

Source	Amount
Lument	\$36,680,184
Lument: Bond Interest	\$4,603,242
Safehold, Inc.	\$12,800,000
Deferred Developer Fee	\$9,000,000
Tax Credit Equity	\$93,243,746
TOTAL	\$156,327,172

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$147,220,692
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$191,386,900
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$7,655,476
Total State Credit:	\$26,130,746
Approved Developer Fee (in Project Cost & Eligible Basis):	\$15,000,000
Federal Tax Credit Factor:	\$0.91080
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

Projects with subsidies from HUD are required to use Utility Allowances (UAs) approved by HUD. The applicant’s use of the CUAC for Palm Desert Family Housing (CA-25-616) is subject to approval by HUD.

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: 114.343%

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

The Eliza, located at 2125 Telegraph Avenue in Oakland on a 0.22 acre site, requested and is being recommended for a reservation of \$3,834,274 in annual federal tax credits and \$40,153,351 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 96 studio units, 1 two-bedroom unit, serving seniors with rents affordable to households earning 30%-50% of area median income (AMI). The construction is expected to begin in September 2025 and be completed in March 2027. The project will be developed by Mercy Housing California and will be located in Senate District 9 and Assembly District 8.

The project will be receiving rental assistance in the form of a HUD Project Rental Assistance Contract (PRAC).

Project Number CA-25-617

Project Name The Eliza
Site Address: 2125 Telegraph Avenue
Oakland, CA 94612
County: Alameda
Census Tract: 4028.01

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$3,834,274	\$0
Recommended:	\$3,834,274	\$0

Tax-Exempt Bond Allocation
Recommended: \$40,153,351

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Mercy Housing California 91, L.P.
Contact: Tim Dunn
Address: 1256 Market Street
San Francisco, CA 94102
Phone: 415-355-7113
Email: tdunn@mercyhousing.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
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 Partner / Principal Owner: Mercy Housing 91, LLC
 General Partner Type: Nonprofit
 Parent Company: Mercy Housing California
 Developer: Mercy Housing California
 Management Agent: Mercy Housing Management Group

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: 39.79%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt / Project Rental Assistance Contract (96 Units - 98.97%) / Community Development Block Grant (CDBG) / Affordable Housing Program (AHP)

Information

Housing Type: Seniors
 Geographic Area: Bay Area Region
 State Ceiling Pool: New Construction
 Set Aside: Extremely Low/Very Low Income Set Aside
 Homeless Set Aside Units: 20
 CDLAC Project Analyst: Amit Sarang
 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:	49	51%
50% AMI:	47	49%

Unit Mix

96	SRO/Studio Units
1	2-Bedroom Units
97	Total Units

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
20 SRO/Studio	30%	\$374
29 SRO/Studio	30%	\$374
47 SRO/Studio	50%	\$374
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$75,000
Construction Costs	\$52,893,363
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$4,183,183
Soft Cost Contingency	\$524,977
Relocation	\$0
Architectural/Engineering	\$3,158,312
Const. Interest, Perm. Financing	\$5,858,033
Legal Fees	\$120,000
Reserves	\$2,480,877
Other Costs	\$3,408,603
Developer Fee	\$7,000,000
Commercial Costs	\$0
Total	\$79,702,348

Residential

Construction Cost Per Square Foot:	\$1,108
Per Unit Cost:	\$821,674
Estimated Hard Per Unit Cost:	\$497,078
True Cash Per Unit Cost*:	\$785,591
Bond Allocation Per Unit:	\$413,952
Bond Allocation Per Restricted Rental Unit:	\$418,264

Construction Financing

Source	Amount
JP Morgan Chase: Tax-Exempt	\$40,153,351
JP Morgan Chase: Taxable	\$1,137,236
City of Oakland	\$18,000,000
Ferguson Foundation Grant	\$8,200,000
Deferred Costs	\$5,528,777
Deferred Developer Fee	\$3,500,000
Tax Credit Equity	\$3,182,985

Permanent Financing

Source	Amount
HUD: Section 202 Capital Advance	\$11,800,000
City of Oakland	\$20,000,000
City of Oakland: CDBG	\$1,000,000
AHP	\$2,000,000
Ferguson Foundation Grant	\$8,200,000
Deferred Developer Fee	\$3,500,000
Tax Credit Equity	\$33,202,348
TOTAL	\$79,702,348

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$73,736,040
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$95,856,852
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$3,834,274
Approved Developer Fee (in Project Cost & Eligible Basis):	\$7,000,000
Federal Tax Credit Factor:	\$0.86594

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 \$785,591. The applicant noted that the per unit cost is attributed to high material, labor, and permitting costs, as well as complex construction and required reserves.

The current legal description is part of a larger site which includes an existing project (CA-95-093). The applicant requested and received an approval from the Executive Director to split the parcel and utilize an under-developer portion of the property. The project site's parcel (legal description and APN) has not yet been finalized. The lot line adjustments, legal description, and APN for CA-25-617 must be completed and finalized as part of the placed in service package.

CDLAC Analyst Comments

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	0
Exceeding Minimum Income Restrictions	20	20	0
Exceeding Minimum Rent Restrictions	10	10	0
General Partner Experience	7	7	0
Management Company Experience	3	3	0
Housing Needs	10	0	0
Leveraged Soft Resources	8	8	0
Readiness to Proceed	10	10	0
Affirmatively Furthering Fair Housing	10	0	0
Site Amenities	10	10	0
Service Amenities	10	10	0
Cost Containment	12	12	0
Negative Points	No Maximum		0
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
August 5, 2025**

Jefferson Affordable Family Apartments, located on Jefferson Avenue between Ivy Street and Guava Street in Murrieta on a 2.09 acre site, requested and is being recommended for a reservation of \$1,859,164 in annual federal tax credits and \$8,625,951 in total state tax credits and \$19,254,112 of tax-exempt bond cap to finance the new construction of 82 units of housing, consisting of 81 restricted rental units and 1 unrestricted manager's unit. The project will have 39 two-bedroom units, and 43 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 February 2026 and be completed in February 2028. The project will be developed by Mirka Investments, LLC and will be located in Senate District 32 and Assembly District 71.

Project Number CA-25-620

Project Name Jefferson Affordable Family Apartments
Site Address: Jefferson Avenue between Ivy Street and Guava Street
Murrieta, CA 92563
County: Riverside
Census Tract: 0498.00

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$1,859,164	\$8,625,951
Recommended:	\$1,859,164	\$8,625,951

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

Tax-Exempt Bond Allocation
Recommended: \$19,254,112

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Mirka Investments, LLC
Applicant for State Credits: Pacific Southwest Community Development Corporation
Contact: Kursat Misirlioglu
Address: 600 B Street, Suite 300
San Diego, CA 92101
Phone: (619) 599-3852
Email: kursatm@mirkainvest.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: CMFA
Bond Counsel: Jones Hall, A Professional Law Corporation
Private Placement Purchaser: KeyBank Real Estate Capital

Development Team

General Partners / Principal Owners: Mirka Investments, LLC
 Pacific Southwest Community Development Corporation
 General Partner Type: Joint Venture
 Parent Companies: Mirka Investments, LLC
 Pacific Southwest Community Development Corporation
 Developer: Mirka Investments, LLC
 Investor/Consultant: WNC
 Management Agent: Hyder & Company

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 82
 No. / % of Low Income Units: 81 100.00%
 Average Targeted Affordability: 59.26%
 Federal Set-Aside Elected: 40%/60% Average Income
 Federal Subsidy: Tax-Exempt

Information

Housing Type: Large Family
 Geographic Area: Inland Region
 State Ceiling Pool: New Construction
 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:	9	11%
50% AMI:	9	11%
60% AMI:	48	59%
80% AMI*:	15	19%

*CTCAC restricted only

Unit Mix

39	2-Bedroom Units
43	3-Bedroom Units
82	Total Units

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
7 2 Bedrooms	80%	\$2,014
13 2 Bedrooms	60%	\$1,510
9 2 Bedrooms	50%	\$1,258
9 2 Bedrooms	30%	\$755
8 3 Bedrooms	80%	\$2,328
35 3 Bedrooms	60%	\$1,746
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$2,000,000
Construction Costs	\$22,971,726
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$1,122,170
Soft Cost Contingency	\$250,993
Relocation	\$0
Architectural/Engineering	\$1,390,000
Const. Interest, Perm. Financing	\$3,679,693
Legal Fees	\$515,000
Reserves	\$332,449
Other Costs	\$2,666,292
Developer Fee	\$4,663,455
Commercial Costs	\$0
Total	\$39,591,778

Residential

Construction Cost Per Square Foot:	\$245
Per Unit Cost:	\$482,827
Estimated Hard Per Unit Cost:	\$245,055
True Cash Per Unit Cost*:	\$429,004
Bond Allocation Per Unit:	\$234,806
Bond Allocation Per Restricted Rental Unit:	\$291,729

Construction Financing

<u>Source</u>	<u>Amount</u>
KeyBank: Tax-Exempt	\$19,254,112
KeyBank: Recycled Tax-Exempt	\$1,979,589
KeyBank: Taxable	\$3,884,162
Seller Carryback	\$2,000,000
Accrued Interest	\$200,000
Deferred Costs	\$4,066,936
Deferred Developer Fee	\$2,163,456
Tax Credit Equity	\$6,043,523

Permanent Financing

<u>Source</u>	<u>Amount</u>
Keybank: Tax-Exempt	\$11,699,912
Seller Carryback	\$2,000,000
Accrued Interest	\$250,000
Deferred Developer Fee	\$2,163,456
Tax Credit Equity	\$23,478,410
TOTAL	\$39,591,778

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$35,753,157
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$46,479,104
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$1,859,164
Total State Credit:	\$8,625,951
Approved Developer Fee (in Project Cost & Eligible Basis):	\$4,663,455
Federal Tax Credit Factor:	\$0.84991
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: 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).

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: 105.110%

**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, 21010 Vanowen, located at 21010 Vanowen Street in Los Angeles on a 2.14 acre site, requested and is being recommended for a reservation of \$5,922,079 in annual federal tax credits and \$57,500,000 of tax-exempt bond cap to finance the new construction of 395 units of housing, consisting of 391 restricted rental units and 4 unrestricted manager's units. The project will have 365 one-bedroom units, and 30 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 January 2026 and be completed in January 2028. The project will be developed by Meta Development, LLC and will be located in Senate District 27 and Assembly District 46.

Project Number CA-25-621

Project Name 21010 Vanowen
Site Address: 21010 Vanowen Street
Los Angeles, CA 91303
County: Los Angeles
Census Tract: 1349.07

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$5,922,079	\$0
Recommended:	\$5,922,079	\$0

Tax-Exempt Bond Allocation
Recommended: \$57,500,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: 21010 Vanowen, LP
Contact: Taylor Rasmussen
Address: 11150 West Olympic Boulevard, Suite 620
Los Angeles, CA 90064
Phone: (310) 575-3543
Email: trasmussen@metahousing.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 Partners / Principal Owners: 21010 Vanowen, LLC
FFAH II Vanowen St. Apts CA, LLC
General Partner Type: Joint Venture
Parent Companies: Meta Development, LLC
Foundation For Affordable Housing II, Inc.
Developer: Meta Development, LLC
Investor/Consultant: Boston Financial
Management Agent: Solari Enterprises, Inc.

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 395
 No. / % of Low Income Units: 391 100.00%
 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
 CDLAC Project Analyst: Anthony Wey
 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:	43	11%
50% AMI:	36	9%
60% AMI:	147	38%
70% AMI*:	165	42%

*CTCAC restricted only

Unit Mix

365	1-Bedroom Units
30	2-Bedroom Units
395	Total Units

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
43 1 Bedroom	30%	\$852
33 1 Bedroom	50%	\$1,420
131 1 Bedroom	60%	\$1,704
158 1 Bedroom	70%	\$1,988
3 2 Bedrooms	50%	\$1,703
16 2 Bedrooms	60%	\$2,044
7 2 Bedrooms	70%	\$2,385
4 2 Bedrooms	Manager Unit	\$3,350

Project Cost Summary at Application

Land and Acquisition	\$274,300
Construction Costs	\$79,408,863
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$3,970,443
Soft Cost Contingency	\$1,100,000
Relocation	\$0
Architectural/Engineering	\$2,641,800
Const. Interest, Perm. Financing	\$16,330,830
Legal Fees	\$550,000
Reserves	\$1,877,479
Other Costs	\$3,731,244
Developer Fee	\$14,854,712
Commercial Costs	\$0
Total	\$124,739,671

Residential

Construction Cost Per Square Foot:	\$274
Per Unit Cost:	\$315,797
Estimated Hard Per Unit Cost:	\$178,966
True Cash Per Unit Cost*:	\$292,307
Bond Allocation Per Unit:	\$145,570
Bond Allocation Per Restricted Rental Unit:	\$254,425

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
Citibank: Tax-Exempt	\$57,500,000	Citibank: Tax-Exempt	\$63,944,289
Citibank: Recycled Tax-Exempt	\$11,000,000	Deferred Developer Fee	\$9,278,447
Citibank: Taxable	\$34,880,000	Tax Credit Equity	\$51,516,935
Deferred Costs	\$1,877,479	TOTAL	\$124,739,671
Deferred Developer Fee	\$11,754,652		
Tax Credit Equity	\$7,727,540		

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$113,886,128
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$148,051,966
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$5,922,079
Approved Developer Fee (in Project Cost & Eligible Basis):	\$14,854,712
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

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 Regulations Section 10327(g)(1), CTCAC approves an annual per unit operating expense total of \$5,506 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).

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: 163.445%

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

Prospect Avenue Senior, Prospect Villa and Propect Villa III, located at 190 East Park Street and 960 and 998 Prospect Avenue in Hollister on a 4.09 acre site, requested and is being recommended for a reservation of \$572,566 in annual federal tax credits and \$7,750,000 of tax-exempt bond cap to finance the acquisition & rehabilitation of 64 units of housing, consisting of 63 restricted rental units and 1 unrestricted manager's unit. The project has 63 one-bedroom units, and 1 two-bedroom unit, serving seniors with rents affordable to households earning 30%-60% of area median income (AMI). The construction is expected to begin in February 2026 and be completed in January 2027. The project will be developed by Community Preservation Partners and is located in Senate District 17 and Assembly District 29.

Prospect Avenue Senior, Prospect Villa and Propect Villa III is a resyndication of an existing Low Income Housing Tax Credit (LIHTC) project, Prospect Villa III Apartments (CA-1994-095). 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-25-623

Project Name Prospect Avenue Senior, Prospect Villa and Propect Villa III
 Site Address: 190 East Park Street and 960 and 998 Prospect Avenue
 Hollister, CA 95023
 County: San Benito
 Census Tract: 7.02

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$572,566	\$0
Recommended:	\$572,566	\$0

Tax-Exempt Bond Allocation
 Recommended: \$7,750,000

CTCAC Applicant Information
 CTCAC Applicant/CDLAC Sponsor: Hollister Investment Group, LP
 Contact: Ronald D. Bettencourt
 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
 Private Placement Purchaser: California Bank & Trust

Development Team

General Partners / Principal Owners: Bettencourt Properties, Inc.
 The Beneficial Housing Foundation
 General Partner Type: Joint Venture
 Parent Companies: Bettencourt Properties, Inc.
 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: 14
 Total # of Units: 64
 No. / % of Low Income Units: 63 100.00%
 Average Targeted Affordability: 46.19%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt / US Department of Agriculture Rural
 Development (USDA RD) 521 (62 Units - 98%)

Information

Housing Type: Seniors
 Geographic Area: Coastal Region
 State Ceiling Pool: Other Rehabilitation
 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:	29	46%
60% AMI:	34	54%

Unit Mix

63	1-Bedroom Units
1	2-Bedroom Units
64	Total Units

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
9 1 Bedroom	30%	\$751
10 1 Bedroom	60%	\$1,503
9 1 Bedroom	30%	\$751
5 1 Bedroom	60%	\$1,503
11 1 Bedroom	30%	\$751
18 1 Bedroom	60%	\$1,503
1 1 Bedroom	60%	\$1,503
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$5,336,483
Construction Costs	\$0
Rehabilitation Costs	\$6,024,800
Construction Hard Cost Contingency	\$596,481
Soft Cost Contingency	\$150,000
Relocation	\$192,000
Architectural/Engineering	\$248,683
Const. Interest, Perm. Financing	\$1,441,910
Legal Fees	\$175,000
Reserves	\$329,384
Other Costs	\$654,026
Developer Fee	\$1,784,955
Commercial Costs	\$0
Total	\$16,933,722

Residential

Construction Cost Per Square Foot:	\$132
Per Unit Cost:	\$264,589
Estimated Hard Per Unit Cost:	\$80,547
True Cash Per Unit Cost*:	\$262,629
Bond Allocation Per Unit:	\$121,094
Bond Allocation Per Restricted Rental Unit:	\$123,016

Construction Financing

Source	Amount
CB&T ¹ : Tax-Exempt	\$7,750,000
CB&T ¹ : Taxable	\$1,250,000
USDA RD 515	\$2,342,068
Acquired Reserves	\$565,232
Net Operating Income	\$84,515
Deferred Developer Fee	\$1,680,054
Tax Credit Equity	\$3,258,720

Permanent Financing

Source	Amount
CB&T ¹ : Tax-Exempt	\$7,750,000
CB&T ¹ : Taxable	\$1,250,000
USDA RD 515	\$2,342,068
Acquired Reserves	\$565,232
Net Operating Income	\$34,158
Deferred Developer Fee	\$125,447
Tax Credit Equity	\$4,866,817
TOTAL	\$16,933,722

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

¹California Bank & Trust

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	\$9,882,655
130% High Cost Adjustment:	No
Requested Eligible Basis (Acquisition):	\$4,438,690
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$9,882,655
Qualified Basis (Acquisition):	\$4,438,690
Applicable Rate:	4.00%
Maximum Annual Federal Credit, Rehabilitation:	\$395,018
Maximum Annual Federal Credit, Acquisition:	\$177,548
Total Maximum Annual Federal Credit:	\$572,566
Approved Developer Fee (in Project Cost & Eligible Basis):	\$1,784,955
Federal Tax Credit Factor:	\$0.85000
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

Pursuant to CTCAC Regulation Section 10326(g)(5), general partners and management companies lacking documented experience with Section 42 requirements using the minimum scoring standards at Section 10325(c)(2)(A) and (B) shall be required to complete training as prescribed by CTCAC prior to a project’s placing in service. The required CTCAC training for the general partner has been completed and the certification of completion has been received by CTCAC.

Prospect Avenue Senior, Prospect Villa (CA-88-093 [expired]), and Propect Villa III (CA-94-095) were originally built in the 1980s as three separate but adjacent projects. All three phases will be combined into one project, but will retain their respective sets of USDA utility allowances, one per phase.

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-94-095). 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 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 agreement (CA-94-095) 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.

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	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: 251.638%

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

Francis Avenue Apartments, located at 2859 Francis Avenue in Los Angeles on a 0.62 acre site, requested and is being recommended for a reservation of \$3,622,637 in annual federal tax credits and \$41,000,000 of tax-exempt bond cap to finance the new construction of 232 units of housing, consisting of 230 restricted rental units and 2 unrestricted manager's units. The project will have 101 studio units, 36 one-bedroom units, and 95 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 January 2026 and be completed in November 2027. The project will be developed by MRK Partners, Inc. and will be located in Senate District 26 and Assembly District 54.

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

Project Number CA-25-624

Project Name Francis Avenue Apartments
Site Address: 2859 Francis Avenue
Los Angeles, CA 90005
County: Los Angeles
Census Tract: 2122.02

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$3,622,637	\$0
Recommended:	\$3,622,637	\$0

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

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Francis Venture LP
Contact: Sydne Garchik
Address: 2711 N 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: Citi Community 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:	Francis AGP LLC Pacific Southwest Community Development Corporation
General Partner Type:	Joint Venture
Parent Companies:	MRK Partners, Inc. Pacific Southwest Community Development Corporation
Developer:	MRK Partners, Inc.
Investor/Consultant:	R4 Capital
Management Agent:	WinnResidential California LP

Project Information

Construction Type:	New Construction	
Total # Residential Buildings:	1	
Total # of Units:	232	
No. / % of Low Income Units:	230	100.00%
Average Targeted Affordability:	59.83%	
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
Homeless Set Aside Units:	N/A
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:	24	10%
50% AMI:	46	20%
60% AMI:	46	20%
70% AMI*:	114	50%

*CTCAC restricted only

Unit Mix

101	SRO/Studio Units
36	1-Bedroom Units
95	2-Bedroom Units
232	Total Units

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
10 SRO/Studio	30%	\$795
20 SRO/Studio	50%	\$1,325
20 SRO/Studio	60%	\$1,590
51 SRO/Studio	70%	\$1,855
4 1 Bedroom	30%	\$852
7 1 Bedroom	50%	\$1,420
7 1 Bedroom	60%	\$1,704
18 1 Bedroom	70%	\$1,988
10 2 Bedrooms	30%	\$1,022
19 2 Bedrooms	50%	\$1,703
19 2 Bedrooms	60%	\$2,044
45 2 Bedrooms	70%	\$2,385
2 2 Bedrooms	Manager's Unit	\$2,044

Project Cost Summary at Application

Land and Acquisition	\$7,850,000
Construction Costs	\$45,031,297
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$3,882,008
Soft Cost Contingency	\$800,000
Relocation	\$0
Architectural/Engineering	\$4,297,894
Const. Interest, Perm. Financing	\$9,497,563
Legal Fees	\$653,210
Reserves	\$1,447,374
Other Costs	\$2,558,887
Developer Fee	\$9,101,604
Commercial Costs	\$0
Total	\$85,119,837

Residential

Construction Cost Per Square Foot:	\$338
Per Unit Cost:	\$366,896
Estimated Hard Per Unit Cost:	\$167,328
True Cash Per Unit Cost*:	\$343,615
Bond Allocation Per Unit:	\$176,724
Bond Allocation Per Restricted Rental Unit:	\$353,448

Construction Financing

<u>Source</u>	<u>Amount</u>
Citibank: Tax-Exempt	\$41,000,000
Citibank: Recycled Tax-Exempt	\$2,813,587
Citibank: Taxable	\$17,691,343
General Partner Loan	\$1,146,550
Deferred Costs	\$6,306,687
Net Operating Income	\$905,769
Deferred Developer Fee	\$5,401,070
Tax Credit Equity	\$9,854,831

Permanent Financing

<u>Source</u>	<u>Amount</u>
CalHFA: Tax-Exempt	\$40,700,343
CalHFA: MIP	\$4,000,000
General Partner Loan	\$1,146,550
Net Operating Income	\$905,769
Deferred Developer Fee	\$5,401,070
Tax Credit Equity	\$32,966,105
TOTAL	\$85,119,837

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$69,778,965
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$90,712,655
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$3,622,637
Approved Developer Fee (in Project Cost & Eligible Basis):	\$9,101,604
Federal 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

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 \$5,366 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).

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: 148.046%

**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

Tax Credit Amounts	Federal/Annual	State/Total *
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: Marilyn 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 & 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
Total	\$83,613,912

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		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
FCB ¹ : Tax-Exempt	\$41,250,000	CalHFA	\$23,069,000
FCB ¹ : Recycled Tax-Exempt	\$10,500,000	CalHFA: MIP	\$4,000,000
FCB ¹ : Taxable	\$14,000,000	Deferred Developer Fee	\$5,856,375
Deferred Operating Reserve	\$1,053,575	Tax Credit Equity	\$50,688,537
Deferred Developer Fee	\$7,729,059	TOTAL	\$83,613,912
Tax Credit Equity	\$9,081,277		

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

¹First 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).

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: 124.154%

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

New Clark Residence, located at 306 Loma Drive in Los Angeles on a 1.14 acre site, requested and is being recommended for a reservation of \$3,054,880 in annual federal tax credits and \$9,450,378 in total state tax credits and \$31,193,000 of tax-exempt bond cap to finance the acquisition & rehabilitation of 107 units of housing, consisting of 106 restricted rental units and 1 unrestricted manager's unit. The project has 106 studio units and 1 two-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 December 2025 and be completed in October 2027. The project will be developed by Abode Communities and is located in Senate District 26 and Assembly District 54.

New Clark Residence is a resyndication of an existing Low Income Housing Tax Credit (LIHTC) project, (CA-93-051). 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. The project financing includes state funding from the California Housing Rehabilitation Program (CHRP) and Portfolio Reinvestment Program (PRP) programs of HCD.

Project Number CA-25-628

Project Name New Clark Residence
Site Address: 306 Loma Drive
Los Angeles, CA 90017
County: Los Angeles
Census Tract: 2091.04

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$3,054,880	\$9,450,378
Recommended:	\$3,054,880	\$9,450,378

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

Tax-Exempt Bond Allocation
Recommended: \$31,193,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: New Clark Residence, L.P.
Applicant for State Credits: Abode Communities
Contact: Sara Tsay
Address: 1149 South Hill Street, Suite 700
Los Angeles, CA 90015
Phone: (213)225-2725
Email: stsay@abodecommunities.org

Bond Financing Information
CDLAC Applicant/Bond Issuer: Housing Authority of the City of Los Angeles
Bond Counsel: Kutak Rock LLP
Private Placement Purchaser: Citibank, N.A.

Development Team

General Partner / Principal Owner:	New Clark Residence 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:	Acquisition & Rehabilitation	
Total # Residential Buildings:	1	
Total # of Units:	107	
No. / % of Low Income Units:	106	100.00%
Average Targeted Affordability:	39.91%	
Federal Set-Aside Elected:	40%/60%	
Federal Subsidy:	Tax-Exempt / HUD Section 8 Project-based Vouchers (53 Units - 50%)	

Information

Housing Type:	Special Needs SRO	
% of Special Need Units:	53 units	50%
Geographic Area:	City of Los Angeles	
State Ceiling Pool:	Preservation	
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:	31	29%
40% AMI:	60	57%
60% AMI:	15	14%

Unit Mix

106	SRO/Studio Units
1	2-Bedroom Units
107	Total Units

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
19 SRO/Studio	30%	\$526
12 SRO/Studio	30%	\$526
33 SRO/Studio	40%	\$525
27 SRO/Studio	40%	\$599
1 SRO/Studio	60%	\$489
14 SRO/Studio	60%	\$489
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$25,982,304
Construction Costs	\$0
Rehabilitation Costs	\$41,054,553
Construction Hard Cost Contingency	\$6,158,183
Soft Cost Contingency	\$637,934
Relocation	\$1,895,358
Architectural/Engineering	\$2,117,985
Const. Interest, Perm. Financing	\$6,776,198
Legal Fees	\$225,000
Reserves	\$1,156,459
Other Costs	\$1,068,142
Developer Fee	\$2,029,500
Commercial Costs	\$0
Total	\$89,101,616

Residential

Construction Cost Per Square Foot:	\$771
Per Unit Cost:	\$832,725
Estimated Hard Per Unit Cost:	\$330,129
True Cash Per Unit Cost*:	\$832,725
Bond Allocation Per Unit:	\$291,523
Bond Allocation Per Restricted Rental Unit:	\$294,274

Construction Financing

Source	Amount
Citibank: Tax-Exempt	\$31,193,000
Citibank: Taxable	\$24,509,937
HCD: CHRP	\$7,436,502
LAHD: CRA ¹ 003	\$1,465,139
LAHD: CRA ¹ 004	\$6,758,355
LAHD: CRA ¹ 005	\$10,222,227
Deferred Costs	\$2,657,260
Tax Credit Equity	\$4,859,196

Permanent Financing

Source	Amount
Citibank: Tax-Exempt	\$4,605,000
HCD: PRP	\$25,000,000
HCD: CHRP	\$7,436,502
LAHD: CRA ¹ 003	\$1,465,139
LAHD: CRA ¹ 004	\$6,758,355
LAHD: CRA ¹ 005	\$10,222,227
Tax Credit Equity	\$33,614,393
TOTAL	\$89,101,616

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

¹Los Angeles Housing Department: Community Redevelopment Agency

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	\$58,747,692
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$76,372,000
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$3,054,880
Total State Credit:	\$9,450,378
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,029,500
Federal Tax Credit Factor:	\$0.85287
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 \$832,725. The applicant noted that the per unit cost is attributed to existing outstanding residual debt, the requirement to preserve and renovate the historic qualities of the existing building, and relocation costs.

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-93-051). 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-93-051) 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.

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	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: 117.751%

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

Warner Center II, located at 21320 Oxnard Street in Los Angeles on a 0.8 acre site, requested and is being recommended for a reservation of \$2,846,823 in annual federal tax credits and \$7,000,000 in total state tax credits and \$27,800,000 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 6 studio units, 18 one-bedroom units, 67 two-bedroom units, and 37 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 January 2026 and be completed in December 2027. The project will be developed by Meta Development, LLC and will be located in Senate District 27 and Assembly District 46.

Project Number CA-25-629

Project Name Warner Center II
Site Address: 21320 Oxnard Street
Los Angeles, CA 91367
County: Los Angeles
Census Tract: 1371.04

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$2,846,823	\$7,000,000
Recommended:	\$2,846,823	\$7,000,000

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

Tax-Exempt Bond Allocation
Recommended: \$27,800,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Warner Center II, L.P.
Applicant for State Credits: FFAH V Warner Center II, LLC
Contact: Loren Messeri
Address: 11150 West Olympic Boulevard Suite 620
Los Angeles, CA 90064
Phone: (310) 575-3543
Email: lmesseri@metahousing.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 Partners / Principal Owners:	Warner Center II, LLC FFAH V Warner Center II, LLC
General Partner Type:	Joint Venture
Parent Companies:	Meta Development, LLC Foundation For Affordable Housing V, Inc.
Developer:	Meta Development, LLC
Investor/Consultant:	Bank of America, N.A.
Management Agent:	Solari Enterprises, Inc

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:	60.00%
Federal Set-Aside Elected:	40%/60% Average Income
Federal Subsidy:	Tax-Exempt

Information

Housing Type:	Large Family
Geographic Area:	City of Los Angeles
State Ceiling Pool:	New Construction
CDLAC Project Analyst:	Anthony Wey
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:	13	10%
50% AMI:	13	10%
60% AMI:	49	39%
70% AMI*:	52	41%

*CTCAC restricted only

Unit Mix

6	SRO/Studio Units
18	1-Bedroom Units
67	2-Bedroom Units
37	3-Bedroom Units
128	Total Units

Unit Type & Number	2025 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
6 SRO/Studio	30%	\$795
7 1 Bedroom	30%	\$852
2 1 Bedroom	50%	\$1,420
9 1 Bedroom	60%	\$1,704
7 2 Bedrooms	50%	\$1,703
40 2 Bedrooms	60%	\$2,044
19 2 Bedrooms	70%	\$2,385
4 3 Bedrooms	50%	\$1,969
33 3 Bedrooms	70%	\$2,757
1 2 Bedrooms	Manager's Unit	\$3,350

Project Cost Summary at Application

Land and Acquisition	\$554,397
Construction Costs	\$35,241,206
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$1,742,060
Soft Cost Contingency	\$700,000
Relocation	\$0
Architectural/Engineering	\$2,568,800
Const. Interest, Perm. Financing	\$7,089,881
Legal Fees	\$590,000
Reserves	\$730,778
Other Costs	\$2,587,233
Developer Fee	\$7,140,859
Commercial Costs	\$0
Total	\$58,945,214

Residential

Construction Cost Per Square Foot:	\$265
Per Unit Cost:	\$460,509
Estimated Hard Per Unit Cost:	\$241,968
True Cash Per Unit Cost*:	\$428,444
Bond Allocation Per Unit:	\$217,188
Bond Allocation Per Restricted Rental Unit:	\$370,667

Construction Financing

<u>Source</u>	<u>Amount</u>
Citibank: Tax-Exempt	\$27,800,000
Citibank: Taxable	\$8,870,000
Citibank: Recycled Tax-Exempt	\$4,400,000
Deferred Costs	\$730,778
Deferred Developer Fee	\$6,291,960
Tax Credit Equity	\$10,852,476

Permanent Financing

<u>Source</u>	<u>Amount</u>
Citibank: Tax-Exempt	\$23,061,978
Deferred Developer Fee	\$4,104,391
Tax Credit Equity	\$31,778,845
TOTAL	\$58,945,214

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$54,746,590
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$71,170,567
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$2,846,823
Total State Credit:	\$7,000,000
Approved Developer Fee (in Project Cost & Eligible Basis):	\$7,140,859
Federal Tax Credit Factor:	\$0.89991
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: 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).

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: 114.851%

**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, 2970 16th Street, located at 2970 16th Street in San Francisco on a 0.32 acre site, requested and is being recommended for a reservation of \$5,401,919 in annual federal tax credits and \$54,544,222 of tax-exempt bond cap to finance the new construction of 136 units of housing, consisting of 136 restricted rental units. The project will have 89 studio units, 47 one-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 December 2025 and be completed in November 2027. The project will be developed by Mission Housing Development Corporation 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. The project financing includes state funding from the No Place Like Home (NPLH) program of HCD.

Project Number CA-25-634

Project Name 2970 16th Street
Site Address: 2970 16th Street
San Francisco, CA 94103

County: San Francisco
Census Tract: 201.02

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$5,401,919	\$0
Recommended:	\$5,401,919	\$0

Tax-Exempt Bond Allocation
Recommended: \$54,544,222

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: 1979 Mission Street PSH Associates, LP
Contact: Carlos Melgoza
Address: 474 Valencia Street
San Francisco, CA 94103

Phone: 415-864-6432
Email: cmelgoza@missionhousing.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: JP Morgan Chase Bank, N. A.
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: 1979 Mission PSH Housing Associates, LLC
 MEDA 1979 PSH LLC

General Partner Type: Nonprofit

Parent Companies: Mission Housing Development Corporation
 Mission Economic Development Agency

Developer: Mission Housing Development Corporation

Investor/Consultant: California Housing Partnership

Management Agent: The John Stewart Company

Project Information

Construction Type: New Construction

Total # Residential Buildings: 1

Total # of Units: 136

No. / % of Low Income Units: 136 100.00%

Average Targeted Affordability: 37.94%

Federal Set-Aside Elected: 40%/60%

Federal Subsidy: Tax-Exempt / HUD Section 8 Project-based Vouchers (122 Units - 90%)

Information

Housing Type: Special Needs

% of Special Need Units: 136 units 100%

Geographic Area: Bay Area Region

State Ceiling Pool: New Construction

Set Aside: Homeless Set Aside

Homeless Set Aside Units: 136

CDLAC Project Analyst: Christine Shephard

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:	82	60%
50% AMI:	54	40%

Unit Mix

89	SRO/Studio Units
47	1-Bedroom Units
136	Total Units

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
9 SRO/Studio	30%	\$250
5 1 Bedroom	30%	\$250
44 SRO/Studio	30%	\$819
24 1 Bedroom	30%	\$935
36 SRO/Studio	50%	\$1,275
18 1 Bedroom	50%	\$1,559

Project Cost Summary at Application

Land and Acquisition	\$1,051,217
Construction Costs	\$76,284,950
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$6,970,229
Soft Cost Contingency	\$1,956,007
Relocation	\$0
Architectural/Engineering	\$2,065,000
Const. Interest, Perm. Financing	\$12,012,610
Legal Fees	\$155,000
Reserves	\$1,641,905
Other Costs	\$3,297,105
Developer Fee	\$6,000,000
Commercial Costs	\$0
Total	\$111,434,023

Residential

Construction Cost Per Square Foot:	\$1,077
Per Unit Cost:	\$819,368
Estimated Hard Per Unit Cost:	\$501,881
True Cash Per Unit Cost*:	\$819,368
Bond Allocation Per Unit:	\$401,060
Bond Allocation Per Restricted Rental Unit:	\$401,060

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Chase: Tax-Exempt	\$54,544,222	CPC ¹ : Tax Exempt	\$6,719,000
MOHCD ² : NPLH	\$17,766,257	MOHCD ² : NPLH	\$26,264,280
MOHCD ²	\$27,200,000	MOHCD ²	\$27,200,000
MOHCD ² : Accrued Interest	\$1,369,584	MOHCD ² : Accrued Interest	\$1,369,584
Deferred Costs	\$5,942,105	FHLB ³ : AHP	\$1,350,000
Tax Credit Equity	\$4,611,855	Tax Credit Equity	\$48,531,159
		TOTAL	\$111,434,023

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

¹CPC Mortgage Company LLC

²Mayor's Office of Housing and Community Development: City and County of San Francisco

³Federal Home Loan Bank: San Francisco

Determination of Credit Amount(s)

Requested Eligible Basis:	\$103,883,061
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$135,047,979
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$5,401,919
Approved Developer Fee (in Project Cost & Eligible Basis):	\$6,000,000
Federal Tax Credit Factor:	\$0.89841

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, as well as high land, and construction costs.

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

Per CTCAC Regulation Section 10325(f)(7)(J) the project has committed to employ an equivalent number of on-site full-time property management staff and provide an equivalent number of desk or security staff capable of responding to emergencies for the hours when property management staff is not working. All staff or contractors performing desk or security work shall be knowledgeable of how the property's fire system operates and be trained in, and have participated in, fire evacuation drills for tenants. CTCAC reserves the right to require that one or more on-site managers' units be provided and occupied by property management staff if, in its sole discretion, it determines as part of any on-site inspection that the project has not been adequately operated and/or maintained.

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	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: 199.856%

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

Berryessa TOD, located at 1565 Mabury Road in San Jose on a 0.8 acre site, requested and is being recommended for a reservation of \$5,698,379 in annual federal tax credits and \$82,584,672 of tax-exempt bond cap to finance the new construction of 195 units of housing, consisting of 193 restricted rental units and 2 unrestricted manager's units. The project will have 63 studio units, 25 one-bedroom units, 54 two-bedroom units, and 53 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 January 2028. The project will be developed by Affirmed Housing Group, Inc. and will be located in Senate District 10 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 Affordable Housing and Sustainable Communities (AHSC) program of HCD.

Project Number CA-25-638

Project Name Berryessa TOD
Site Address: 1565 Mabury Road
San Jose, CA 95133
County: Santa Clara
Census Tract: 5043.19

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$5,698,379	\$0
Recommended:	\$5,698,379	\$0

Tax-Exempt Bond Allocation
Recommended: \$82,584,672

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Berryessa Affordable Housing, LP
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: City of San Jose
Bond Counsel: Hawkins, Delafield & Wood LLP
Private Placement Purchaser: Citibank, N.A.

Development Team

General Partners / Principal Owners: AHG Berryessa, LLC
 CFAH Housing, LLC

General Partner Type: Joint Venture

Parent Companies: Affirmed Housing Group, Inc.
 Compass for Affordable Housing

Developer: Affirmed Housing Group, Inc.

Investor/Consultant: WNC & Associates, Inc.

Management Agent: Solari Enterprises, Inc.

Project Information

Construction Type: New Construction

Total # Residential Buildings: 1

Total # of Units: 195

No. / % of Low Income Units: 193 100.00%

Average Targeted Affordability: 47.46%

Federal Set-Aside Elected: 40%/60%

Federal Subsidy: Tax-Exempt / HUD Section 8 Project-based Vouchers
 (49 Units - 25%)

Information

Housing Type: Large Family

Geographic Area: Bay Area 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:	50	26%
50% AMI:	92	48%
60% AMI:	51	26%

Unit Mix

63	SRO/Studio Units
25	1-Bedroom Units
54	2-Bedroom Units
53	3-Bedroom Units
195	Total Units

Unit Type & Number	2025 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
1 SRO/Studio	30%	\$1,055
62 SRO/Studio	50%	\$1,758
25 1 Bedroom	30%	\$1,130
14 2 Bedrooms	30%	\$1,356
1 2 Bedrooms	50%	\$2,261
38 2 Bedrooms	60%	\$2,713
10 3 Bedrooms	30%	\$1,567
29 3 Bedrooms	50%	\$2,611
13 3 Bedrooms	60%	\$3,134
1 3 Bedrooms	Manager Unit	\$0
1 2 Bedrooms	Manager Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$11,355,197
Construction Costs	\$104,655,456
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$6,277,402
Soft Cost Contingency	\$1,453,313
Relocation	\$0
Architectural/Engineering	\$5,954,000
Const. Interest, Perm. Financing	\$13,985,390
Legal Fees	\$393,500
Reserves	\$1,202,000
Other Costs	\$7,354,877
Developer Fee	\$9,961,739
Commercial Costs	\$0
Total	\$162,592,874

Residential

Construction Cost Per Square Foot:	\$501
Per Unit Cost:	\$833,810
Estimated Hard Per Unit Cost:	\$471,059
True Cash Per Unit Cost*:	\$813,493
Bond Allocation Per Unit:	\$423,511
Bond Allocation Per Restricted Rental Unit:	\$427,900

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Citibank: Tax-Exempt	\$82,584,672	Citibank: Tax-Exempt	\$42,344,703
Citibank: Taxable	\$14,427,757	HCD: AHSC	\$29,000,000
Housing Accelerator Fund	\$15,235,540	Housing Accelerator Fund	\$15,499,884
County of Santa Clara	\$11,115,000	County of Santa Clara	\$11,115,000
City of San Jose	\$9,898,877	City of San Jose	\$9,898,877
Deferred Costs	\$6,483,378	Deferred Developer Fee	\$3,961,739
Tax Credit Equity	\$22,847,650	Tax Credit Equity	\$50,772,671
		TOTAL	\$162,592,874

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$142,459,472
130% High Cost Adjustment:	No
Applicable Fraction:	100.00%
Qualified Basis:	\$142,459,472
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$5,698,379
Approved Developer Fee (in Project Cost & Eligible Basis):	\$9,961,739
Federal Tax Credit Factor:	\$0.89100

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 \$813,493. The applicant indicated that the per unit cost is attributed to a requirement to pay prevailing wages, design elements that include three elevators and Type I-A construction, and relatively high Bay Area real estate prices.

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	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: 146.968%

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

Harbor View Place, located at 326-327 King Avenue in Los Angeles on a 6.01 acre site, requested and is being recommended for a reservation of \$2,178,345 in annual federal tax credits and \$26,284,000 of tax-exempt bond cap to finance the acquisition & rehabilitation of 120 units of housing, consisting of 118 restricted rental units and 2 unrestricted manager's units. The project has 11 one-bedroom units, 33 two-bedroom units, 60 three-bedroom units, and 16 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 February 2026 and be completed in August 2027. The project will be developed by Harbor View Housing Partners, LP and is located in Senate District 35 and Assembly District 65.

Harbor View Place is a resyndication of an existing Low Income Housing Tax Credit (LIHTC) project, New Dana Strand Phase 1 Garden Apartments (CA-2004-084). 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) Section 18 Project-based Vouchers.

Project Number CA-25-640

Project Name Harbor View Place
Site Address: 326-327 King Avenue
Los Angeles, CA 90744
County: Los Angeles
Census Tract: 2949.00

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$2,178,345	\$0
Recommended:	\$2,178,345	\$0

Tax-Exempt Bond Allocation
Recommended: \$26,284,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Harbor View Housing Partners, LP
Contact: Tina Smith-Booth
Address: 2600 Wilshire Boulevard, 4th Floor
Los Angeles, CA 90057
Phone: 213-252-8844
Email: Tina.Booth@hacla.org

Bond Financing Information

CDLAC Applicant/Bond Issuer:	Housing Authority of the City of Los Angeles
Bond Counsel:	Kutak Rock LLP
Private Placement Purchaser:	Citibank, N.A.
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:	La Cienega Harbor View, LLC Harbor View Housing Partners AGP, LLC
General Partner Type:	Nonprofit
Parent Companies:	La Cienega LOMOD, Inc. Abode Communities
Developer:	Harbor View Housing Partners, LP
Investor/Consultant:	California Housing Partnership Corporation
Management Agent:	Abode Communities

Project Information

Construction Type:	Acquisition & Rehabilitation
Total # Residential Buildings:	2
Total # of Units:	120
No. / % of Low Income Units:	118 100.00%
Average Targeted Affordability:	49.83%
Federal Set-Aside Elected:	40%/60%
Federal Subsidy:	Tax-Exempt / HUD Section 8 Project-based Vouchers (26 Units - 22%) / HUD RAD Section 18 Project-based Vouchers (43 Units - 36%)

Information

Housing Type:	Large Family
Geographic Area:	City of Los Angeles
State Ceiling Pool:	Preservation
Set Aside:	N/A
Homeless Set Aside Units:	N/A
CDLAC Project Analyst:	Andrew Papagiannis
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:	12	10%
35% AMI:	12	10%
45% AMI:	12	10%
50% AMI:	36	31%
60% AMI:	46	39%

Unit Mix

11	1-Bedroom Units
33	2-Bedroom Units
60	3-Bedroom Units
16	4-Bedroom Units
<hr/>	
120	Total Units

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
3 1 Bedroom	30%	\$155
4 3 Bedrooms	30%	\$229
1 4 Bedrooms	30%	\$411
1 1 Bedroom	30%	\$773
2 3 Bedrooms	30%	\$635
1 4 Bedrooms	30%	\$991
1 1 Bedroom	35%	\$335
5 2 Bedrooms	35%	\$514
1 3 Bedrooms	35%	\$1,140
2 2 Bedrooms	35%	\$595
1 3 Bedrooms	35%	\$393
2 2 Bedrooms	35%	\$933
3 2 Bedrooms	45%	\$1,051
2 4 Bedrooms	45%	\$1,010
3 3 Bedrooms	45%	\$875
1 2 Bedrooms	45%	\$1,275
3 3 Bedrooms	45%	\$1,352
1 2 Bedrooms	50%	\$467
12 3 Bedrooms	50%	\$1,268
2 4 Bedrooms	50%	\$2,196
3 1 Bedroom	50%	\$1,420
7 2 Bedrooms	50%	\$1,561
8 3 Bedrooms	50%	\$1,875
1 2 Bedrooms	50%	\$1,395
2 3 Bedrooms	50%	\$1,792
1 1 Bedroom	60%	\$736
2 2 Bedrooms	60%	\$1,617
4 3 Bedrooms	60%	\$1,122
1 4 Bedrooms	60%	\$1,662
1 3 Bedrooms	60%	\$2,149
2 1 Bedroom	60%	\$1,495
7 2 Bedrooms	60%	\$1,859
19 3 Bedrooms	60%	\$2,029
9 2 Bedrooms	50%	\$1,395
1 2 Bedrooms	Manager Unit	\$0
1 2 Bedrooms	Manager Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$16,739,913
Construction Costs	\$0
Rehabilitation Costs	\$15,688,784
Construction Hard Cost Contingency	\$2,355,865
Soft Cost Contingency	\$385,000
Relocation	\$2,279,657
Architectural/Engineering	\$1,026,600
Const. Interest, Perm. Financing	\$6,060,189
Legal Fees	\$207,000
Reserves	\$727,000
Other Costs	\$1,034,952
Developer Fee	\$4,677,618
Commercial Costs	\$0
Total	\$51,182,578

Residential

Construction Cost Per Square Foot:	\$101
Per Unit Cost:	\$426,521
Estimated Hard Per Unit Cost:	\$113,080
True Cash Per Unit Cost*:	\$328,222
Bond Allocation Per Unit:	\$219,033
Bond Allocation Per Restricted Rental Unit:	\$365,056

Construction Financing

Source	Amount
Citibank: Tax-Exempt	\$26,284,000
HACLA ¹ : Seller Carryback	\$9,618,318
HACLA ¹ : Assumed Debt	\$5,361,343
Deferred Costs	\$2,256,250
Deferred Interest	\$1,384,168
Reserves	\$377,479
Deferred Developer Fee	\$2,177,618
Tax Credit Equity	\$3,723,402

Permanent Financing

Source	Amount
Citibank: Tax-Exempt	\$13,334,000
HACLA ¹ : Seller Carryback	\$9,618,318
HACLA ¹ : Assumed Debt	\$5,361,343
Net Operating Income	\$121,677
Deferred Interest	\$1,384,168
Reserves	\$377,479
Deferred Developer Fee	\$2,177,618
Tax Credit Equity	\$18,807,975
TOTAL	\$51,182,578

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

¹Housing Authority of the City of Los Angeles

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	\$30,415,140
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	\$14,918,952
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$39,539,682
Qualified Basis (Acquisition):	\$14,918,952
Applicable Rate:	4.00%
Maximum Annual Federal Credit, Rehabilitation:	\$1,581,587
Maximum Annual Federal Credit, Acquisition:	\$596,758
Total Maximum Annual Federal Credit:	\$2,178,345
Approved Developer Fee (in Project Cost & Eligible Basis):	\$4,677,618
Federal Tax Credit Factor:	\$0.86341

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-04-084). 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-04-084) 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

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	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: 264.103%

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

Estrella Azul, located at 2201-2207 East 1st Street in Los Angeles on a 0.45 acre site, requested and is being recommended for a reservation of \$2,453,354 in annual federal tax credits and \$27,292,075 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 79 studio units, 1 two-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 February 2026 and be completed in January 2028. The project will be developed by A Community of Friends and will be located in Senate District 26 and Assembly District 54.

Estrella Azul is a resyndication of an existing Low Income Housing Tax Credit (LIHTC) project, Las Palomas Hotel (CA-93-129). 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 (PBVs) and HUD Rental Assistance Demonstration (RAD) 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-25-643

Project Name Estrella Azul
Site Address: 2201-2207 East 1st Street
Los Angeles, CA 90033
County: Los Angeles
Census Tract: 2044.00

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$2,453,354	\$0
Recommended:	\$2,453,354	\$0

Tax-Exempt Bond Allocation
Recommended: \$27,292,075

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Estrella Azul, L.P.
Contact: Dora Leong Gallo
Address: 3701 Wilshire Boulevard #700
Los Angeles, CA 90010
Phone: 213-480-0809
Email: dgallo@acof.org

Bond Financing Information

CDLAC Applicant/Bond Issuer:	City of Los Angeles
Bond Counsel:	Kutak Rock LLP
Private Placement Purchaser:	Citibank, N.A.
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 Partner / Principal Owner:	Supportive Housing LLC
General Partner Type:	Nonprofit
Parent Company:	A Community of Friends
Developer:	A Community of Friends
Investor/Consultant:	California Housing Partnership
Management Agent:	A Community of Friends

Project Information

Construction Type:	New Construction
Total # Residential Buildings:	1
Total # of Units:	80
No. / % of Low Income Units:	79 100.00%
Average Targeted Affordability:	30.25%
Federal Set-Aside Elected:	40%/60%
Federal Subsidy:	Tax-Exempt / HUD Section 8 Project-based Vouchers (18 Units - 23%) / HUD RAD Project Based Vouchers (61 Units - 77%) / National Housing Trust Fund (NHTF) / Community Development Block Grant (CDBG)

Information

Housing Type:	Special Needs
% of Special Need Units:	79 units 100%
Geographic Area:	City of Los Angeles
State Ceiling Pool:	New Construction
Set Aside:	Homeless Set Aside
Homeless Set Aside Units:	79
CDLAC Project Analyst:	Sarah Lester
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:	77	97%
40% AMI:	2	3%

Unit Mix

79	SRO/Studio Units
1	2-Bedroom Units
<u>80</u>	<u>Total Units</u>

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
77 SRO/Studio	30%	\$795
2 SRO/Studio	40%	\$1,060
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$5,925,695
Construction Costs	\$33,768,967
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$1,948,209
Soft Cost Contingency	\$642,756
Relocation	\$4,454,342
Architectural/Engineering	\$2,026,576
Const. Interest, Perm. Financing	\$5,276,154
Legal Fees	\$361,000
Reserves	\$644,016
Other Costs	\$1,955,659
Developer Fee	\$3,500,000
Commercial Costs	\$0
Total	\$60,503,374

Residential

Construction Cost Per Square Foot:	\$697
Per Unit Cost:	\$756,292
Estimated Hard Per Unit Cost:	\$360,636
True Cash Per Unit Cost*:	\$743,792
Bond Allocation Per Unit:	\$341,151
Bond Allocation Per Restricted Rental Unit:	\$345,469

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Citibank: Tax-Exempt	\$27,292,075	Citibank: Tax-Exempt	\$6,133,000
Citibank: Taxable	\$4,310,656	HCD: NHTF	\$17,695,837
HCD: NHTF	\$15,926,253	HCD: IIG	\$2,238,360
HCD: IIG	\$2,238,360	LAHD ¹ : CDBG	\$5,094,595
LAHD ¹ : CDBG	\$5,094,595	LACDA ² : NPLH	\$5,950,000
Deferred Costs	\$2,563,624	Deferred Developer Fee	\$1,000,000
Deferred Developer Fee	\$1,000,000	Tax Credit Equity	\$22,391,582
Tax Credit Equity	\$2,077,811	TOTAL	\$60,503,374

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

¹LAHD: Los Angeles Housing Department

²LACDA: Los Angeles County Development Authority

Determination of Credit Amount(s)

Requested Eligible Basis:	\$47,179,882
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$61,333,847
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$2,453,354
Approved Developer Fee (in Project Cost & Eligible Basis):	\$3,500,000
Federal Tax Credit Factor:	\$0.91269

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 \$743,792. The applicant noted that the per unit cost is attributed to accrued interest on existing debt, shoring cost, prevailing wages, and relocation costs.

Pursuant to CTCAC Regulation Sections 10327(c)(6) and 10322(h)(9)(A), the applicant has elected to use an acquisition value equal to the sum of the third-party debt encumbering the seller’s property, which may increase during subsequent reviews to reflect the actual amount.

This project requested and received a waiver under CTCAC regulation section 10320(b)(7) to demolish existing residential units and increase the count by 18 additional units. Estrella Azul is an existing SRO project with a CTCAC Regulatory Agreement and full compliance to meet the minimum increase of units was demonstrated to be impractical.

This project has received a comfort letter from HUD for 61 RAD vouchers. The applicant is required to submit an updated commitment letter for these 61 RAD vouchers.

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-93-129). 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-93-129) 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

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	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: 113.450%

**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

Tax Credit Amounts	Federal/Annual	State/Total *
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
202	Total Units

<u>Unit Type & 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
Total	\$103,140,865

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

<u>Construction Financing</u>		<u>Permanent Financing</u>	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
KNB ¹ : Tax-Exempt	\$47,265,334	CalHFA	\$38,630,000
KNB ¹ : Recycled Tax-Exempt	\$3,412,361	CalHFA: MIP	\$1,000,000
KNB ¹ : Taxable	\$10,385,513	MCFHT ² : Grant	\$4,000,000
MCFHT ² : 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	TOTAL	\$103,140,865

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

¹Key National Bank

²Michael 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).

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: 127.843%

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

Westpark Family Affordable Apartments, located at 2801 Westbrook Boulevard in Roseville on a 7.92 acre site, requested and is being recommended for a reservation of \$3,624,901 in annual federal tax credits and \$36,120,000 of tax-exempt bond cap to finance the new construction of 200 units of housing, consisting of 198 restricted rental units and 2 unrestricted manager's units. The project will have 100 one-bedroom units, 50 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 January 2026 and be completed in April 2026. The project will be developed by St. Anton Communities, LLC and will be located in Senate District 6 and Assembly District 5.

Project Number CA-25-650

Project Name Westpark Family Affordable Apartments
Site Address: 2801 Westbrook Boulevard
Roseville, CA 95678
County: Placer
Census Tract: 213.26

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$3,624,901	\$0
Recommended:	\$3,624,901	\$0

Tax-Exempt Bond Allocation
Recommended: \$36,120,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: PacH Anton South Holdings, LLC
Contact: Ardie Zahedani
Address: 2115 J Street, Suite 201
Sacramento, CA 95816
Phone: (916) 400-2077
Email: az@antoncap.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: CalPFA
Bond Counsel: Orrick, Harrington & Sutcliffe LLP
Private Placement Purchaser: JP Morgan Chase Bank, N. A.

Development Team
General Partners / Principal Owners: St. Anton Westpark Affordable, LLC
PacH Anton South Holdings, LLC
General Partner Type: Joint Venture
Parent Companies: St. Anton Communities, LLC
Pacific Housing, Inc.
Developer: St. Anton Communities, LLC
Investor/Consultant: WNC Associates
Management Agent: St. Anton Multifamily, Inc

Project Information

Construction Type:	New Construction
Total # Residential Buildings:	8
Total # of Units:	200
No. / % of Low Income Units:	198 100.00%
Average Targeted Affordability:	59.60%
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
CDLAC Project Analyst:	Anthony Wey
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:	21	11%
50% AMI:	21	11%
60% AMI:	80	40%
70% AMI*:	76	38%

*CTCAC restricted only

Unit Mix

100	1-Bedroom Units
50	2-Bedroom Units
50	3-Bedroom Units
<hr/>	
200	Total Units

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
6 1 Bedroom	30%	\$723
6 1 Bedroom	50%	\$1,206
20 1 Bedroom	60%	\$1,447
18 1 Bedroom	70%	\$1,688
5 1 Bedroom	30%	\$723
5 1 Bedroom	50%	\$1,206
20 1 Bedroom	60%	\$1,447
18 1 Bedroom	70%	\$1,688
5 2 Bedrooms	30%	\$868
5 2 Bedrooms	50%	\$1,447
20 2 Bedrooms	60%	\$1,737
20 2 Bedrooms	70%	\$2,026
5 3 Bedrooms	30%	\$1,003
5 3 Bedrooms	50%	\$1,671
20 3 Bedrooms	60%	\$2,006
20 3 Bedrooms	70%	\$2,340
1 1 Bedroom	Manager's Unit	\$1,593
1 1 Bedroom	Manager's Unit	\$1,593

Project Cost Summary at Application

Land and Acquisition	\$2,350,000
Construction Costs	\$38,156,107
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$1,140,150
Soft Cost Contingency	\$59,000
Relocation	\$0
Architectural/Engineering	\$350,000
Const. Interest, Perm. Financing	\$7,189,278
Legal Fees	\$171,800
Reserves	\$780,622
Other Costs	\$14,486,985
Developer Fee	\$9,050,000
Commercial Costs	\$0
Total	\$73,733,942

Residential

Construction Cost Per Square Foot:	\$220
Per Unit Cost:	\$368,670
Estimated Hard Per Unit Cost:	\$172,705
True Cash Per Unit Cost*:	\$333,470
Bond Allocation Per Unit:	\$180,600
Bond Allocation Per Restricted Rental Unit:	\$296,066

Construction Financing

Source	Amount
Chase: Tax-Exempt	\$36,120,000
Chase: Recycled Tax-Exempt	\$3,000,000
Chase: Taxable	\$28,550,000
Deferred Costs	\$2,823,942
Tax Credit Equity	\$3,240,000

Permanent Financing

Source	Amount
Chase: Tax-Exempt	\$32,620,000
Deferred Developer Fee	\$7,039,873
Tax Credit Equity	\$34,074,069
TOTAL	\$73,733,942

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$69,709,626
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$90,622,514
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$3,624,901
Approved Developer Fee (in Project Cost & Eligible Basis):	\$9,050,000
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:

Tenants have the option to lease washers and dryers from project management. All units are equipped with washer/dryer hookups. There is also a common laundry room equipped with washers and dryers that are card-operated.

This Project's annual per unit operating expense total is below the CTCAC published per unit operating minimums of \$4,800. As allowed by CTCAC Regulation Section 10327(g)(1), CTCAC approves an annual per unit operating expense total of \$4,084 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).

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: 101.319%



AGENDA ITEM 8

Supplemental Bond Allocation Request Above the Executive Director's Authority (Cal. Code Regs., tit. 4, § 5240)

June 26, 2025



615 Grant Avenue
San Francisco, CA 94108
TEL 415.984.1450
FAX 415.362.7992
TTY 415.984.9910
www.chinatowncdc.org

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

**Re: Larkin Pine (TCAC Application Number: 24-737)
Attachment 35-B Supplemental Bond Request Narrative**

Dear CDLAC,

Chinatown Community Development Center (“CCDC”), the project developer of Larkin Pine Senior Housing (Application Number 24-737), is requesting a supplemental bond allocation of \$2,563,478. Larkin Pine Senior Housing received an original allocation of bonds in the amount of \$13,987,000 from the California Debt Limit Allocation Committee on 12/11/2024 (Resolution No. 24-271). This request is over 10% of the original bond allocation, which exceeds the Executive Director’s authority and requires Committee approval. The additional \$2,563,478 will help fill our current financing gap due to the addition of 5 residential units to the project and increased construction costs.

The Project’s application was submitted with the current development unit mix of 63 units in its original CDLAC-TCAC joint application in August 2024. After the submission of the application, CCDC has continued to pursue design adjustments to the project to convert underutilized common areas into an additional 5 units for the development, which would boost the overall count of affordable units in San Francisco and the operational strength of the development. The project has obtained its Planning Approval letter for these 5 added units from San Francisco Planning Department, so the total units post-rehab will be 68. The building would still comply with TCAC’s common area, laundry, etc. requirements with the elimination of these common area spaces and added unit count. These 5 units will have the same underlying affordability as the existing units at Larkin Pine Senior Housing that was reported in our TCAC and CDLAC applications.

With the additional 5 units and design adjustments, CCDC has been working with its General Contractor to assist with an updated pricing based on the permit drawing set. Our GC provided an updated construction cost that is approximately \$5 million higher than our original construction cost estimates in the August 2024 application (based on the Capital Needs Assessment). The significant cost increases are from Electrical/Mechanical/Plumbing and Structure Frames and Envelopes. Please see the detailed Schedule of Value from our GC attached. The project team has been conducting value engineering to offset the increased construction costs effectively and has

applied for other soft funds; however, it has become clear that the project will require additional bonds to support its hard costs and ensure the successful completion of the project.

The original bond allocation awarded in December 2024 has not been issued. CCDC has obtained San Francisco Mayor of Housing and Community Development's support of the additional bond request. The building currently serves very low-income seniors, some of our community's most vulnerable households. We urge the Committee to consider approving this request for an allocation for supplemental bonds to enable CCDC to rehabilitate and continue to serve very low-income seniors in the City and County of San Francisco.

Attachments:

1. Planning Approval Letter
2. CDLAC Resolution No. 24-271
3. General Contractor's Schedule of Value



PLANNING APPROVAL LETTER

Date: February 28, 2025
Planning Record No. 2024-011036PRJ
Project Address: 1303 LARKIN ST
Zoning: NCD (POLK STREET NEIGHBORHOOD COMMERCIAL) Zoning District
Family and Senior Housing Special Use District
80-A Height and Bulk District
Block/Lot: 0645 / 037
Project Sponsor: Sharon Christen
sharon.christen@chinatowncdc.org 4158757468

Staff Contact: Lauren Bihl
Lauren.Bihl@sfgov.org 628-652-7498

Project Description

This project proposes to renovate a 100% affordable senior housing facility and add five new units. The project would retain and renovate the existing 63 units with new windows, finishes, and fixtures. A kitchen would be added to 41 existing group housing units resulting in 22 studios and 19 one-bedroom dwelling units. The project would also construct two new group housing units, two new studios, and one new one-bedroom, **resulting in a total of 68 supportive senior housing units**. The scope of work would include replacing all existing windows, doors, interior finishes, as well as upgrades to the existing third floor outdoor space.

Project Approval

The Department has determined that the project complies with the objective standards of the Planning Code and has concluded its design review of the project. On February 28, 2025, the Project was determined to be exempt from the California Environmental Quality Act, ("CEQA") as a Class 1 under CEQA Guidelines Section 15301 as described in the determination associated with 2024-011036PRJ.

Approval Action for Purposes of CEQA Appeal Timelines: Issuance of this Planning Approval Letter constitutes the approval action and is considered the Entitlement of Use, for the project for purposes of CEQA, pursuant to San Francisco Administrative Code section 31.04 (h).

CEQA Appeal Rights under Chapter 31 of the San Francisco Administrative Code

Typically, an appeal must be filed within 30 calendar days of the approval action identified above for purposes of CEQA appeal timelines for a project that has received an exemption (including a general plan evaluation) or negative declaration pursuant to CEQA. For information on filing an appeal under Chapter 31, contact the Clerk of the Board of Supervisors at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102, or call 415.554.5184. If the Department has deemed a project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained at <https://sfplanninggis.org/pim> under the project's record number. Under CEQA, only issues that have previously been raised at a project hearing (including an appeal hearing) or in written correspondence to a City board, commission or department may be brought up by a litigant in a later court challenge.

Priority Policies and General Plan Findings

Planning Code Section 101.1(b) establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies and relevant findings within the General Plan.

Expiration

This Planning Approval is valid for three years, the Project Sponsor must submit for a building permit by February 28, 2028.

[Closeout Reminder to Planner: Update Accela tabs, upload all final versions of PAL and materials to m:files as PAL class, copy CPC.Closeout@sfgov.org upon issuing PAL to Project Sponsor(s), Draft/send NSR including stock language for recordation instructions (ask to send recorded NSR to Planner and copy CPC.Closeout@sfgov.org. Closeout PRJ record and associated child records with PAL approval date.] See PAL SOP for more information.

CC:

Larkin Pine Limited Partnership, a California limited partnership, sharon.christen@chinatowncdc.org
CPC.Closeout@sfgov.org



CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE

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

MEMBERS

FIONA MA, CPA, CHAIR
STATE TREASURER

GAVIN NEWSOM
GOVERNOR

MALIA M. COHEN
STATE CONTROLLER

INTERIM EXECUTIVE DIRECTOR
MARINA WIANIT

December 11, 2024

Eric D. Shaw
Director
City and County of San Francisco
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

RE: RESOLUTION ATTESTING TO THE TRANSFER OF PRIVATE ACTIVITY BOND ALLOCATION

Dear Eric D. Shaw:

Enclosed is a copy of Resolution No. 24-271, adopted by the California Debt Limit Allocation Committee (the "Committee") on December 11, 2024, transferring \$13,987,000.00 of the 2024 State Ceiling on Qualified Private Bonds to the City and County of San Francisco (the "Applicant") for the Larkin Pine Senior Housing (the "Project"). The Resolution No. 24-271 establishes the terms and conditions under which the allocation has been granted. Please read it carefully and keep a copy in your permanent files.

The following is additional information pertaining to the use of the allocation for this Project:

1. Performance Deposit: Pursuant to Section 5050 of the Committee's Regulations, a performance deposit to one-half of one percent (0.5%) of the Allocation requested, not to exceed \$100,000, made payable to the Applicant, shall be evidenced within 20 calendar days following an award of an Allocation.

The performance deposit certified in support of this project (\$69,935) is to remain on deposit until you receive authorization from the Committee that it may be released. This written release will be provided once the Committee receives: the "Report of Action Taken" template indicating that the allocation transferred was used for the Project's issuance of bonds, a copy of the conformed regulatory agreement, and the payment of the second installment of the CDLAC filing fee. A copy of the conformed regulatory agreement should be sent electronically to CDLAC@treasurer.ca.gov. The full amount of the deposit will be released upon the Executive Director's approval if at least 80% of the allocation to this project is used for the issuance of bonds. If an amount less than 80% of the allocation is used to issue bonds, a proportionate amount of the deposit will be subject to forfeiture.

2. IRS Certification: The IRS-required certification (Certificate pursuant to Section 149(e)(2)(F) Internal Revenue Code of 1986, As Amended) will be prepared by CDLAC staff and sent to the Applicant's bond counsel once the Committee receives the Report of Action Taken template from the Applicant.

3. **Second Installment of Filing Fee: Enclosed is an invoice for this Project.** The invoice attached herein should be considered final, due and payable upon the issuance of bonds.

4. **Compliance:** The Certification of Compliance II or equivalent form is to be submitted by the Project Sponsor to the Applicant by the Applicant's specified deadline, but no later than March 1st annually until the project's Certificate of Completion has been submitted to the Applicant. Following the submission of the Certificate of Completion or equivalent form to the Applicant, the Certification of Compliance II is to be submitted March 1st every three (3) years thereafter. In addition, an Annual Applicant Public Benefits and On-going Compliance Self-Certification (Self Certification) form must be submitted by the Applicant online every year until the Certificate of Completion has been submitted to the Applicant. After the completion of the project has been reported, the Self Certification will be required to be submitted March 1st every three years thereafter pursuant to Section 5144 of the CDLAC Regulations. Verification to CDLAC of income and rental information is not required in advance of the submission of the Certificate of Completion. A copy of the Certification of Compliance II and the Certificate of Completion forms may be found at this website location: <https://www.treasurer.ca.gov/cdlac/compliance.asp>. Failure to submit Compliance may result in disqualification from future program participation.

Sincerely,



Marina Wiant
Interim Executive Director

Enclosures

cc: William Wilcox, City and County of San Francisco
Ronald E Lee, Esq., Jones Hall, A Professional Law Corporation
Sharon Christen, Chinatown Community Development Center, Inc.

THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE

RESOLUTION NO. 24-271

**A RESOLUTION TRANSFERRING A PORTION OF THE 2024 STATE CEILING
ON QUALIFIED PRIVATE ACTIVITY BONDS FOR A
QUALIFIED RESIDENTIAL RENTAL PROJECT**

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 has received an application ("Application") from the City and County of San Francisco ("Applicant") for the transfer to the Applicant of a portion of the 2024 state ceiling for use by the Applicant to issue bonds or other obligations ("Bonds") for Larkin Pine Senior Housing ("Project") as described in Exhibit A; and

WHEREAS, Chinatown Community Development Center, Inc. ("Project Sponsor") has represented and the Applicant has confirmed in the Application certain facts and information concerning the Project; and

WHEREAS, in evaluating the Project and allocating a portion of the state ceiling to the Applicant for the benefit of the Project, CDLAC staff has relied upon the written facts and information represented in the Application by the Project Sponsor and the Applicant; and

WHEREAS, it is consistent with CDLAC's statutes and regulations for CDLAC to transfer a portion of the 2024 state ceiling ("Allocation") to benefit the Project;

NOW, THEREFORE, BE IT RESOLVED by the California Debt Limit Allocation Committee the following:

Section 1. An amount of the 2024 state ceiling on the aggregate amount of private activity bonds equal to \$13,987,000.00 shall be transferred to the Applicant. This Allocation shall be used only by the Applicant and only for the issuance of the Bonds for the Project, as described in Exhibit A. The terms and conditions of Exhibit A are incorporated herein as though set forth in full (this resolution, together with Exhibit A are hereafter referred to collectively as this "Resolution").

Section 2. The terms and conditions of this Resolution shall be incorporated in appropriate documents relating to the Bonds. The Project Sponsor and the Applicant, and all of their respective successors and assignees, shall be bound by those terms and conditions. The Applicant shall monitor the Project for compliance with the terms and conditions of this Resolution. The Project shall be subject to the monitoring provisions of California Code of Regulations, title 4, sections 10337(c) and 5220.

Section 3. A modification to the Project made prior to the issuance of the Bonds that impacts the Resolution shall be reported to the Executive Director and, if the Executive Director determines that modification to be material pursuant to CDLAC's statutes and regulations, the material modification shall be brought back to CDLAC for consideration before the Allocation may be used for the Project. After the Bonds are issued, the terms and conditions set forth in this Resolution shall be enforceable by CDLAC through an action for specific performance or other available remedy.

In addition, after the Bonds are issued, a change to any of the Items of Exhibit A shall require CDLAC or Executive Director approval for the term of the commitment.

RESOLUTION NO. 24-271

Page 2 of 3

Section 4. A material change in the structure of the Bonds sale prior to the issuance of the Bonds and not previously approved by CDLAC shall require approval of the CDLAC Chair or the Executive Director.

Section 5. The transfer of the proceeds from the sale of the Bonds to a project other than the Project may be allowed only with the prior approval of the Executive Director in consultation with the CDLAC Chair.

Section 6. The Applicant is authorized to use the Allocation to make a carryforward election with respect to the Project. The Applicant is not authorized to transfer the Allocation to any governmental unit in the State except to CDLAC.

Section 7. If the Applicant has not issued the Bonds pursuant to the Allocation by the close of business on June 9, 2025, the Applicant shall notify CDLAC and carry forward the Allocation to the next approved project to be awarded a bond allocation pursuant to California Code of Regulations, title 4, section 5133. The Executive Director may extend this date by up to ninety (90) days if the extension is needed due to circumstances outside the control of the owner.

Section 8. Within twenty-four (24) hours of using the Allocation to issue the Bonds, the Applicant shall notify CDLAC at CDLAC@treasurer.ca.gov that the Allocation has been used. This notice shall identify the Applicant, the Project or qualified residential rental project, the date the Allocation was used, and the amount of the Allocation used.

Section 9. Within fifteen (15) calendar days of the Bonds closing, the Applicant or its counsel shall submit a completed "Report of Action Taken Regarding the Issuance of Private Activity Bonds", as made available by CDLAC.

Section 10. Differences between the amount of the Bonds issued and the amount of the Allocation granted in Section 1 shall be retained by the Applicant as required by 26 U.S.C. §146(f)(3)(A) regarding carryforward elections. The use of a Carryforward Allocation shall be consistent with California Code of Regulations, title 4, section 5133.

Section 11. CDLAC staff is directed to transmit a copy of this Resolution to the Applicant together with a request that the Applicant retain a copy in the Applicant's official records for the term of the Bonds or the term of the income and rental restrictions, whichever is longer. CDLAC staff shall retain a copy of this Resolution in the files of CDLAC, or any successor agency, for the same term.

Section 12. In consideration of the Allocation, the Applicant and Project Sponsor shall comply with all the terms and conditions contained in this Resolution and ensure that these terms and conditions are included in the documents related to the Bonds. The Applicant and Project Sponsor shall expressly agree that the terms and conditions of this Resolution may be enforced by CDLAC through an action for specific performance or any other available remedy, provided CDLAC agrees not to take any action or enforce any remedy that would be materially adverse to the interests of Bondholders. The Applicant and Project Sponsor shall ensure the Bond documents, as appropriate, expressly state CDLAC is a third-party beneficiary of the terms and conditions set forth in this Resolution.

Section 13. Either the "Certification of Compliance II for Qualified Residential Rental Projects" or "Certification of Compliance II for Non-Qualified Residential Rental Projects" shall be submitted by the Project Sponsor to the Applicant no later than March 1st annually until the Project's applicable "Certificate of Completion" has been submitted by the Project Sponsor to the Applicant. An "Annual Applicant Public Benefits and Ongoing Compliance Self-Certification" shall be annually submitted online by the Applicant to CDLAC until the applicable "Certificate of Completion" has been submitted by the Project Sponsor to the Applicant. Following the submission of the applicable "Certificate of Completion" to the Applicant, the applicable "Certification of Compliance II" shall be submitted by the Project Sponsor to the Applicant no later than March 1st, and no later than March 1st every three years thereafter, pursuant to California Code of Regulations, title 4 section 5144. Verification to CDLAC of income and rental information shall not be required prior to the submission of the applicable "Certificate of Completion." A copy of the applicable "Certification of Compliance II" may be found at: <http://www.treasurer.ca.gov/cdlac/forms.asp>. Failure to submit compliance documents may result in disqualification from future participation for qualified residential rental projects.

RESOLUTION NO. 24-271

Page 3 of 3

Section 14. All relevant bond documents for the Bonds shall permit principal payments or prepayments on the underlying loan(s) as transferred proceeds in a bond preservation and recycling program as permitted by 26 U.S.C. 146(i)(6) and shall require no less than thirty (30) days' notice to CDLAC and the Applicant prior to the redemption of the Bonds at conversion to permanent financing.

Section 15. 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, 1st Floor, Sacramento, California 95814, on December 11, 2024 with the following votes recorded:

AYES: State Treasurer Fiona Ma, CPA
Michele Perrault for Governor Gavin Newsom
State Controller Malia M. Cohen

NOES: None
ABSTENTIONS: None
ABSENCES: None


Marina Wiant, Interim Executive Director

Date: December 11, 2024

RESOLUTION NO. 24-271

**QUALIFIED RESIDENTIAL RENTAL PROJECT
EXHIBIT A**

1. Applicant: City and County of San Francisco
2. Application No.: 24-737
3. Project Sponsor: Chinatown Community Development Center, Inc. (Larkin Pine, LLC)
4. Property Management Co.: Chinatown Community Development Center, Inc.
5. Project Name: Larkin Pine Senior Housing
6. Location: San Francisco , CA
7. Private Placement Purchaser: **Chase Bank**
Cash Flow Bond: **Not Applicable**

All units identified in the CDLAC resolution, including both the Federally Bond-Restricted Units and the Other Restricted Units, will be incorporated into the Bond Regulatory Agreement. Assumptions to be included in the Bond Regulatory Agreement regarding the Other Restricted Units will include the AMI as outlined in the CDLAC resolution, a limitation that tenants pay no more than 30% of their income and 1.5 persons per bedroom occupancy standard to determine the applicable rent.

Applicable

8. Public Sale: **Not Applicable**
Credit Enhancement Provider: **Not Applicable**
9. **Total Number of Units: 62 plus 1 unrestricted manager unit(s)**
10. **Total Number of Restricted Tenant Rental Units: 62**
11. The term of the income and rental restrictions for the Project will be at least 55 years from the date 50% occupancy is achieved or when the project is otherwise placed in service.
12. The Regulatory Agreement shall not terminate prior to the end of the CDLAC Resolution affordability term in the event of 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 Cash Flow Permanent Bonds.
13. The Project will utilize Gross Rents as defined in Section 5170 of the Committee's Regulations.

RESOLUTION NO. 24-271

Exhibit A

Page 2 of 4

14. Income and Rental Restrictions

a. Federally Bond-Restricted Set-aside:

At least 40% of the total units will be restricted at 60% of the Area Median Income.

b. Other Restricted Units

For the entire term of the income and rental restrictions, the Project will have:

62 Qualified Residential units rented or held vacant for rental for persons or families whose income is at or below 50% of the Area Median Income.

15. In accordance with Section 5191(a), a minimum of ten percent (10%) of the units must be restricted to households with incomes no greater than 50% of the Area Median Income and will be distributed as follows:

Applicable:

Studios:	5
One-bedroom:	2

16. New Construction Pool Set-aside Requirements.

Homeless Set-aside: at least 25% of the Tax Credit Units are designated for homeless households as defined by CTCAC Regulation Section 10315(b)(1)-(4) with affordable rents consistent with Section 10325(g)(3).

Not Applicable

Homeless Set-aside Priority: 45% of the Tax Credit Units are designated for homeless households as defined by CTCAC Regulation Section 10315(b)(1)-(4) with affordable rents consistent with Section 10325(g)(3).

Not Applicable

Extremely Low Income/Very Low Income (ELI/VLI) Set-aside. The rent and income targeting restrictions must have an average of 50% area median income (AMI) or below.

Not Applicable

Mixed Income Set-aside. A Mixed Income Project is a New Construction Qualified Residential Rental Project which either (1) is not utilizing the Average Income test of Internal Revenue Code Section 42 (g)(1)(C) and which has 50% or fewer of its total units designated as Restricted Rental Units or; (2) is part of the California Housing Finance Agency Mixed-Income Program. In a Competitive Application Process, a Mixed Income Project may only apply for an allocation of tax-exempt bonds if the ratio of tax-exempt bonds, not including recycled bonds, to aggregate depreciable basis plus land basis is less than or equal to the ratio of units that will be restricted pursuant to a CTCAC regulatory agreement.

Not Applicable

17. Minimum construction standards pursuant to CDLAC Regulation Section 5205 and Sections 10325(f)(7)(A) through (J) of the CTCAC Regulations will be incorporated into the project design for all new construction and rehabilitation projects.

Applicable

RESOLUTION NO. 24-271

Exhibit A

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18. For all Acquisition & Rehabilitation projects, a minimum of \$15,000 in hard construction costs will be expended for each unit.

Applicable

19. Other Rehabilitation Pool Requirements. The Project will comply with the requirement to complete rehabilitation work at a minimum of \$60,000 in hard construction cost per unit as defined in CTCAC Regulation Section 10302(u), subject to the provisions of Internal Revenue Code Section 42(e)(3)(A)(ii)(I), expended only on immediate health and safety improvements, seismic and accessibility improvements and/or the replacement of major systems with a remaining useful life of less than ten years pursuant to CDLAC Regulation Section 5170.

Applicable

20. The Project will comply with the Preservation and Other Rehabilitation Project Priorities of Section 5230(b). At a minimum, the Project must continue to meet the criteria sufficient to retain 20 points.

Applicable

21. The Project will comply with the New Construction Density and Local Incentives of Section 5230(c). At a minimum, the Project must continue to meet the criteria sufficient to retain 0 points.

Not Applicable

22. The Project will comply with the Exceeding Minimum Income Restrictions of Section 5230(d). At a minimum, the Project must continue to meet the criteria sufficient to retain 20 points.

Applicable

23. The Project will comply with the Exceeding Minimum Rent Restrictions of Section 5230(e). At a minimum, the Project must continue to meet the criteria sufficient to retain 10 points.

Applicable

24. The Project will comply with the General Partner Experience requirements of Section 5230(f)(1). At a minimum, the Project must continue to meet the criteria sufficient to retain 7 points.

Applicable

25. The Project will comply with the Management Company Experience requirements of Section 5230(f)(2). At a minimum, the Project must continue to meet the criteria sufficient to retain 3 points.

Applicable

26. The Project will comply with the New Construction Housing Type requirement of Section 5230(g). At a minimum, the Project must continue to meet the criteria sufficient to retain 0 points as a Non-Targeted housing type.

Not Applicable

27. The Project will comply with the Leveraged Soft Resources requirements of Section 5230(h). At a minimum, the Project must continue to meet the criteria sufficient to retain 8 points.

Applicable

28. The Project will comply with the Readiness to Proceed requirements of Sections 5152 and 5230(i). At a minimum, the Project must continue to meet the criteria sufficient to retain 10 points.

Applicable

29. The Project will comply with the Affirmatively Furthering Fair Housing requirements of Section 5230(j)(1)(A). At a minimum, the Project must continue to meet the criteria sufficient to retain 10 points.

Not Applicable

RESOLUTION NO. 24-271

Exhibit A

Page 4 of 4

30. The Project will comply with the Affirmatively Furthering Fair Housing requirements of Section 5230(j)(1)(B). At a minimum, the Project must continue to meet the criteria sufficient to retain 9 points.

Not Applicable

31. For a period of fifteen (15) years after the Project is placed in use, the Project will provide residents high speed internet service in each Project unit free of charge (minimum average download speed 25 megabits/second).

Not Applicable

32. For a period of fifteen (15) years after the Project is placed in use, the Project will provide residents a Service Coordinator. Service Coordinator responsibilities must include, but are not limited to: (a) providing tenants with information about available services in the community, (b) assisting tenants to access services through referral and advocacy, and (c) organizing community-building and/or other enrichment activities for tenants (such as holiday events, tenant council, etc.).

Applicable

Hours per Year: 215

33. For a period of fifteen (15) years after the Project is placed in use, the Project will provide residents a Services Specialist. The Services Specialist must provide individualized assistance, counseling and/or advocacy to tenants, such as to assist them to access education, secure employment, secure benefits, gain skills or improve health and wellness. Includes, but is not limited to: Vocational/Employment Counselor, ADL or Supported Living Specialist, Substance Abuse or Mental Health Counselor, Peer Counselor, Domestic Violence Counselor.

Applicable

Hours per Year: 215

34. The Project will comply with the Cost Containment requirements of Section 5230(l). At a minimum, the Project must continue to meet the criteria sufficient to retain 12 points.

Applicable

35. As specified in Section 5144(c) of the Committee's Regulations, sponsors will be required to utilize CTCAC's Compliance Manual specifically Section VI: Qualify Tenants for Low Income Housing Tax Credit Units, to verify tenant income in conjunction with initial occupancy. No less than every three (3) years after the project is completed, the Sponsor must collect and retain the following income and verification documentation related to all the Federally Bond-Restricted units identified in the Committee Resolution: CTCAC Tax Income Calculation (TIC) or equivalent documentation, all associated source income documentation, evidence of the verifying income computation and unit lease.

Applicable

36. As specified in Section 5144(d) of the Committee's Regulations, compliance with the income and rental requirements of the Federally Bond-Restricted Units identified in the Committee Resolution and the Bond Regulatory Agreement must be demonstrated by the Applicants initial review of 20% of all management files associated with the Federally Bond-Restricted units and subsequent review every three years of 20% of all management files associated with the Federally Bond-Restricted units.

Applicable

37. As specified in Section 5144(e) of the Committee's Regulations, applicants are required to ensure an onsite inspection as well as an on-site review of the 20% Federally Bond-Restricted units is performed every 3 years after the Qualified Project Period has commenced.

The following entity will conduct the site and file inspections:

Not Applicable

STATE OF CALIFORNIA
CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
901 P Street, Suite 213A
Sacramento, CA 95814
(916) 653-3255

FILING FEE INVOICE

PAYMENT IS DUE WITHIN 30 DAYS OF BOND CLOSING

Date: December 11, 2024

Application No.: 24-737

Analyst Initials: JS

To: William Wilcox
Bond Program Manager
City and County of San Francisco
1 South Van Ness, 5th Floor
San Francisco, CA 94103

2nd Installment of fee levied pursuant to Section 8869.90 of the California Government Code:

NAME OF ISSUER: City and County of San Francisco
NAME OF PROJECT: Larkin Pine Senior Housing
ALLOCATION AWARD DATE: December 11, 2024
ALLOCATION AWARD AMOUNT: \$13,987,000
AMOUNT DUE: Allocation award x .00035 = \$ 4,895.45

If the amount of allocation used is less than the amount of allocation awarded

To determine the revised amount due, complete the following *only if* the amount of allocation used is less than the amount of allocation awarded, and remit the *revised* amount due. The application fee is based on the amount of allocation used to issue bonds.

REVISED AMOUNT DUE: Amount issued x .00035 = \$ _____

How to Make a Payment

If paying by Check

Make sure the Check has:

- Project Name and Application Number
- CDLAC as Payee
- Amount Due or Revised Amount Due (see above)

Send Check to Address listed above with this Invoice.

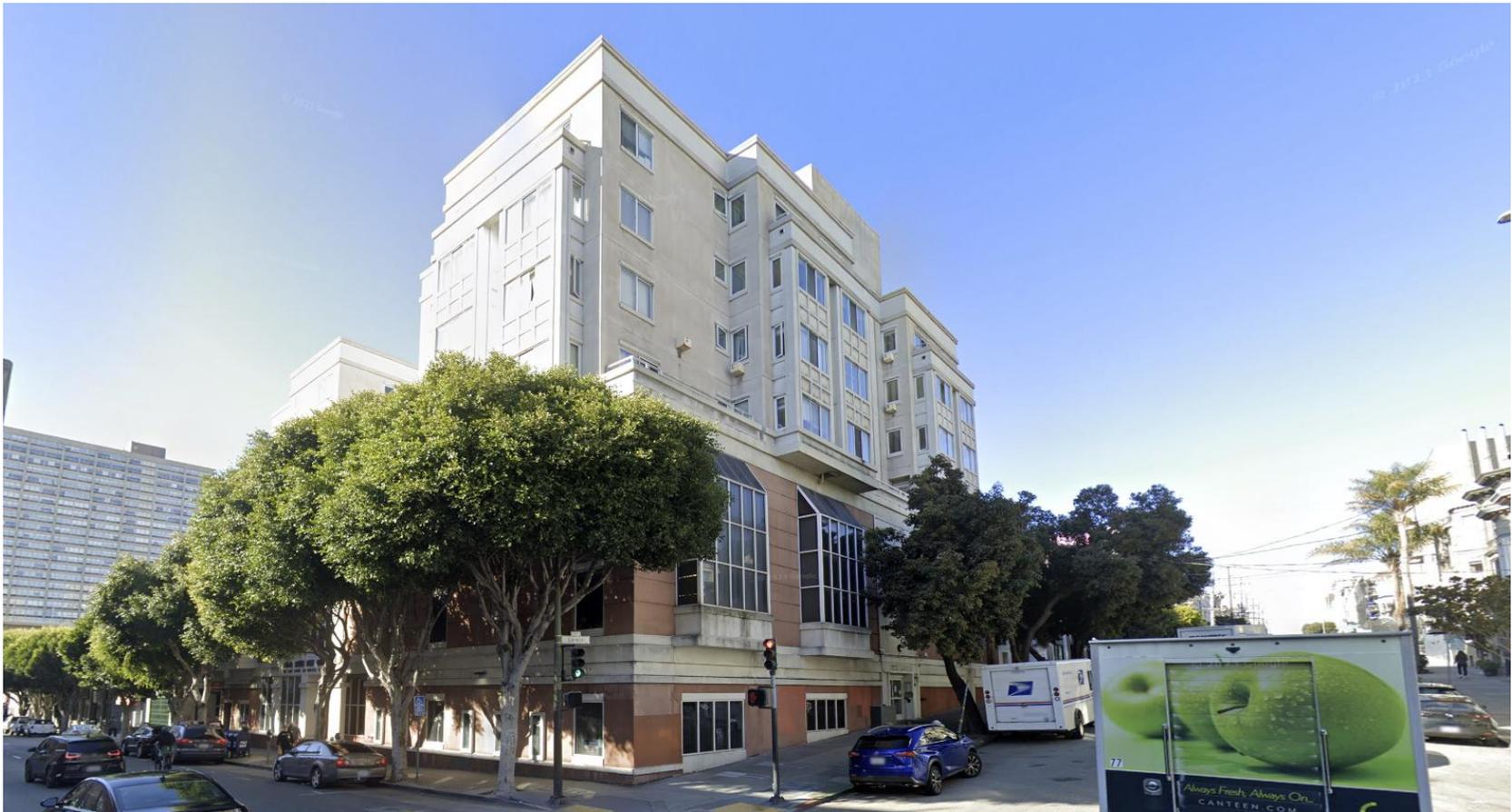
If paying Online

- Go to: www.treasurer.ca.gov/CDLAC/payment



1190 TENTH STREET, BERKELEY, CA 94710
510.237.7883 | WWW.DH-CONSTRUCTION.COM

Larkin Pine Housing - 50% CD Budget 01/24/2025 rev 4 ROMS



Larkin Pine Housing 01/24/2025 rev 4 ROMS

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Larkin Pine Housing - 50% CD Budget 01/24/2025 rev 4 ROMS

ATTN: Sharon Christen - Associate Director of Housing Development
 Chinatown Community Development Center
 615 Grant St., 3rd Flr., San Francisco, CA 94108
 TEL: (415) 875-7468
 Email: sharon.christen@chinatowncdc.org

Date: 01/24/2025 rev 4 ROMS

RE: **Larkin Pine Housing**

The following is the budget, qualifications and exclusions for to be performed at the Larkin Pine Housing project. Work as noted "LARKIN PINE HOUSING, 1303 LARKING ST., SAN FRANCISCO, CA" drawings identified as "Planning Set" prepared by Gelfand Partners Architects, dated 11/22/2024; "Larking Pine Senior Housing Project Manual 50% Construction Documents" prepared by Gelfand Partners Architects, dated 12/23/2024.

10-01-0000 - GENERAL REQUIREMENTS

- 10-01-0002 - Gross Receipt Taxes - Allowance \$ 15,000 *
 - Allowance for business license fees and gross receipt taxes.

10-02-0000 - SITE CONSTRUCTION

- 10-02-0500 - Parking Permits \$ 128,000
 - CCSF / MTA fees for use of available parking spaces at Larkin & Park Streets during construction.
- 10-02-1000 - Compliance for Project \$ 134,960
 - Project required compliance and safety tasks.
 - ◆ Safety - project specific plan creation and implementation.
 - ◆ Prevailing wage monitoring requirements.
- 10-02-1150 - Debris Off haul \$ 138,560
 - Debris boxes, removal and disposal
- 10-02-1100 - Site Coordination, Safety and Support \$ 667,990
 - Street / Site cleanup and resident coordination
- 10-02-4000 - Demolition \$ -
 - 10-02-4000 - Demolition - Exterior. \$ 554,792
 - ◆ 01.16 - Remove benches - 3rd floor courtyards.
 - ◆ 01.17 - Remove (E) soil, planting, and planter walls - 3rd floor courtyards.
 - ◆ Per previous VE option, Eliminate planter removal / deck work.
 - ◆ 01.18 - Remove (E) floor coating & prep for new layer of coatings.
 - ◆ 01.22 - REMOVE (E) LAYER OF WATERPROOFING AT DECKS

Larkin Pine Housing
 Construction

- ◆ 02.04 - REMOVE AND REPLACE WINDOW
ADD DEMO AT 110 WINDOWS / SILL / JAMBS PER 110 ea.
RDH DETAILS.
- ◆ 02.07 - REMOVE (E) SOLAR THERMAL SYSTEM, INCLUDING RACKS, PANES,
AND PIPES
- ◆ 02.08 - REMOVE (E) SOLAR THERMAL WATER STORAGE TANKS
- ◆ X.XX - Remove exterior EIFS including substrate, insulation and flashings.
- ◆ Per previous VE exercise 1, adding back 1/2 replacement of EIFS at exterior.
- ◆ X.XX - Demolition of roof parapet cap including taper sleeper.
- ◆ X.XX - Demolition of Existing TPO roof.
- 10-02-4000 - Demolition - Interior - Common Areas. \$ 173,136
 - ◆ X.XX - Demolition of entire 6th Floor Ceiling for insulation installation.
 - ◆ Per VE exercise 2, eliminate 1/2 of common area bathroom refresh.
- 10-02-4000 - Demolition - Interior - Residential Units \$ 356,608
 - ◆ 01.01 - Remove existing doors & frames.
 - ◆ 01.02 - Remove existing closet doors.
 - ◆ 01.03 - Remove Kitchen cabinetry and countertops - all residential units and common areas.
 - ◆ 01.04 - Remove Kitchen & Bathroom sinks / fixtures / etc.
 - ◆ 01.05 - Remove (E) Kitchen appliances.
 - ◆ 01.07 - Remove walls / drywall finish as required for new layout.
 - ◆ 01.08 - Demolition flooring to substrate.
 - ◆ Per VE exercise 2, eliminate 40% of flooring replacement.
 - ◆ 01.14 - Demolition mailboxes / framing (1st floor lobby).
 - ◆ 01.15 - Remove (E) Unit Heater (safe off by HVAC contractor).
 - ◆ 01.19 - Remove (E) storage casework community dining / kitchens.
 - ◆ 01.20 - Remove (E) toilets.
 - ◆ 01.21 - REMOVE (E) BATHTUB
 - ◆ X.XX - Demolish drywall as shown on Reflected Ceiling Plan Demo.
 - ◆ X.XX - Demolish drywall ceiling in corridors from 3rd to 6th Floor.
- 10-02-8300 - Bio-waste Removal & Abatement - Allowance \$ 10,000 *
 - Allowance for removal and disposal of human waste encountered at the exterior of the building due to homeless population.
 - Per previous VE exercise 1, reducing to \$10K.
- 10-02-8713 - Layout and Coordination \$ 44,853
 - Site supervision costs assigned to division 2.

10-03-0000 - CONCRETE

- 10-03-3000 - Cast -In -Place Concrete \$ -
 - New concrete work at 3rd Floor North Courtyard.
 - ◆ New cast in place concrete walls - 1'6" 67 lf.
 - ◆ New cast in place concrete walls - 3'6" 34 lf.
 - ◆ Repair north concrete topping slab. 390 lf.
 - ◆ Repair existing courtyard topping slab. 43 sf.
 - ◆ Per previous VE option, Eliminate planter removal / deck work.
 - New concrete work at 3rd Floor South Courtyard.
 - ◆ Repair existing courtyard topping slab. 460 sf.
 - ◆ Per previous VE option, Eliminate planter removal / deck work.

10-05-0000 - METALS

- 10-05-5000 - Metal Fabrications - Allowance \$ 20,000 *
 - Allowance to remove / relocate select guardrails to remain.
- 10-05-9000 - Layout and Coordination \$ 927

- Site supervision costs assigned to division 5.

10-06-0000 - WOODS, PLASTICS AND COMPOSITES

- 10-06-1000 - Rough Carpentry \$ 80,965
 - Various exterior framing details.
 - ◆ 2/BE-2.01 - Ledger for new Planter Parapet Cap 3rd Floor North Courtyard.
 - ◆ 1/BE-6.02 - Tapered sleepers at Existing Post Office Wall 3rd Floor North Courtyard.
 - ◆ 9/BE-6.02 - Tapered sleepers at Roof Parapet.
 - ◆ 4/BE-6.03 - Tapered sleepers at 6th Floor Guardrails.
 - ◆ 7/BE-6.03 - Roof Expansion Joint tapered sleepers.
 - ◆ 2/A-2.17 - New Exterior Deck at Roof.
 - ◆ Per previous VE option, Eliminate planter removal / deck work.
- 10-06-2000 - Finish Carpentry - Interior \$ 87,500
 - New interior wood trim for interior of project.
 - ◆ New window sills and apron throughout. 216 ea.
 - ◆ Door trim - if applicable with doors / frames / hardware below.
 - ◆ Floor base is rubber - see flooring below.
- 10-06-9000 - Layout and Coordination \$ 7,665
 - Site supervision costs assigned to division 6.

10-07-0000 - THERMAL AND MOISTURE PROTECTION

- 10-07-0510 - Temporary Water Protection - Allowance \$ 75,000 *
 - Allowance for weather protections during construction
 - Increasing allowance for water protection during construction.
- 10-07-1400 - Fluid Applied Waterproofing \$ 164,389
 - New fluid applied waterproofing at project.
 - ◆ Rubberized waterproofing at Planters, including drain mat / protection board.
 - ◆ Per previous VE option, Eliminate planter removal / deck work.
 - ◆ PMMA Waterproofing at Deck 3rd floor courtyards and 6th Floor private units.
- 10-07-2100 - Thermal Insulation \$ 46,040
 - Replace all exterior envelope insulation throughout.
 - ◆ Per previous VE option 1, add 1/2 back for replacement of EIFS at exterior.
 - New interior walls - corridor and unit partition only.
 - New spray insulation with batt insulation under main roof - 4/BE-6.01.
 - ◆ Per previous VE option, Eliminate 6th floor sprayed and batt insulation
 - ◆ NOTE - Application of closed cell sprayed insulation requires spaces adjacent to insulation be unoccupied due to the toxic nature of spraying the product.
- 10-07-5000 - Membrane Roofing \$ 60,300
 - Work on existing roofing due to EIFS replacement work. 10553 sf.
 - ◆ Due to roof being opened up at all perimeter for new EIFS / parapet work, we don't believe that existing roof manufacturer will maintain the current warranty. Budget is based no full replacement of TPO and built up insulation.
 - ◆ Per previous VE option 1, add 1/2 replacement of EIFS at exterior.
 - ◆ Per previous VE meeting 2, return budget to patching for mechanical work only.
- 10-07-5419 - Fluid Applied Roof Coating - Allowance \$ - *
 - Allowance for work in Interstitial Space between Post Office and 3rd Floor. 9985 sf.
 - ◆ Per previous VE option, Eliminate coating at Interstitial Space.
 - ◆ Application of roll on roof coating to water-tighten / extend life of existing roof in space.

- ◆ Include preparation / repair of existing built-up roofing prior to application of coating.
- 10-07-6200 - Sheet Metal Flashing \$ 247,150
 - Supply and install select sheet metal items.
 - ◆ 1/BE-2.01 - Stainless Steel flashing under precast planters.
 - ◆ 2/BE-2.01 - Stainless Steel Coping at Landscape Wall.
 - ◆ Per previous VE option, Eliminate planter removal / deck work.
 - ◆ 4/BE-5.01 - Head Flashing at all windows.
 - ◆ X/XX-X.XX - Window sill pans per Dryvit 0.0.11 detail all windows.
 - ◆ 5/BE-5.01 - Head Flashing at all doors.
 - ◆ 6/BE-5.01 - Head Flashing at Sliding Glass Doors. 6 ea.
 - ◆ 7/BE-5.02 - Head Flashing at Wall Louvers.
 - ◆ 8/BE-5.02 - Roof Penthouse Head and Sill Flashing. 3 ea.
 - ◆ 9/BE-5.02 - Roof Penthouse Jamb flashing. 3 ea.
 - ◆ 9/BE-6.01 - Base of Wall Flashing - Typical at all building walls at 3rd Floor Courtyard.
 - ◆ 1/BE-6.02 - Parapet Coping / Step Flashing / Wall Base Flashing at Wall next to Post Office 3rd Floor.
 - ◆ 5/BE-6.02 - Parapet Coping at Penthouse Roof.
 - ◆ 8/BE-6.02 - Reglet and Counterflashing at Roof Penthouse.
 - ◆ 9/BE-6.02 - Parapet Coping / Counterflashing at Roof Perimeter.
 - ◆ 2/BE-6.03 - Roof Scupper at select decks at unit 6th floor.
 - ◆ 4/BE-6.03 - Parapet Coping / Reglet at select decks at unit 6th Floor.
 - ◆ 7/BE-6.03 - Parapet Coping Flashing under new roof expansion joint at roof.
 - ◆ Per previous VE option 1, return replacement 1/2 of EIFS at exterior.
- 10-07-8400 - Firestopping - Allowance \$ 10,200 *
 - Allowance for fire caulking / fire stopping new work.
- 10-07-9200 - Joint Sealants - Allowance \$ 15,200 *
 - Allowance for application of caulking / sealants for following work.
 - ◆ New finish trim / cabinetry / etc. prior to interior painting.
 - ◆ At new exterior building envelope elevations (other than related to EIFS).
- 10-07-9513 - Expansion Joint Cover Assemblies \$ 36,500
 - Supply and install new vertical and horizontal expansion joint assemblies at exterior of building.
 - ◆ Per previous VE option 1, adding 2/3 expansion joint at 1/2 replacement of EIFS at exterior.
 - ◆ Exterior Wall Expansion Joint Cover - see 2/BE-3.02.
 - ◆ Exterior Roof Expansion Joint Covers - see 7/BE-6.03.
 - NOTE - Received notice by contractor that Dryvit requires the use of Willseal Expansion Joints that do not look like the ones detailed in the BE drawings. Recommend consultant review / verify requirements with Dryvit prior to finalizing the details.
- 10-07-8700 - Layout and Coordination \$ 29,230
 - Site supervision costs assigned to division 7.

10-08-0000 - OPENINGS

- 10-08-0500 - Doors, Frames and Hardware \$ 73,500
 - Common Area Doors.
 - ◆ Type A non-rated - assume slab door with metal frame. 23 ea.
 - Residential Area. \$ 153,000
 - ◆ Type A 20 minute rated door with frames. 21 ea.
 - ◆ Type A non-rated with frames. 15 ea.
 - ◆ Type B non-rated bi-fold door at closets. 25 ea.
 - ◆ Type H non-rated bi-fold(?) door at closets. 1 ea.
 - ◆ Type I non-rated bi-fold(?) door at closets. 4 ea.
- 10-08-3113 - Access Doors and Frames - Common Area \$ -
 - Supply and install new wall mounted access doors at corridors for plumbing shut off

valves - assume 12x12.			
◆ Residential units to access valves.	68	\$	21,142
◆ Relocated Laundry room	1	\$	311
◆ Common Area Bathrooms	14	\$	4,353
● 10-08-3323 - Overhead Coiling Doors		\$	20,639
– Supply and install new overhead coiling grille at the exit at street level at East Stair.			
● 10-08-5000 - Windows		\$	969,372
– Supply and install new windows throughout exterior building.			
– Base scope of work Peerless Aluminum Windows with in-swing casement windows with rating up to DP25.			
◆ Change from Peerless from In-Swing to Awning operable windows - ADD \$17,560.			
◆ Change from in-swing casement Peerless Aluminum to Cascadia Windows - ADD \$138,160.++			
◆ Change from in-swing casement Peerless Aluminum to VPI Windows - DEDUCT \$72,789.++			
◆ Per previous VE option 1, Install retro-fit windows 1/2 building and 1/2 retrofit windows. Change liquid flashing to only 1/2 the windows.			
◆ Per revised detail per windows in exsiting EIFS to remain, additional cost to return windows to block type from retrofit + add for cutting back (E) window fin to remain.			
– NOTE - ++ - Pricing for Peerless to another window brand is based on operable windows only. Cascadia and VPI have not provided costs for awning casement windows.			
● 10-08-9100 - Layout and Coordination		\$	55,859
– Site supervision costs assigned to division 8.			

10-09-0000 - FINISHES

● 10-09-2000 - Drywall and Metal Framing		\$	1,369,173
– Exterior Building.			
◆ Per previous VE option 1, add 1/2 replacement of EIFS at exterior.			
◆ Supply and install all new ExoAir 430 is a factory-applied AWRB over USG Securock Brand Ultralight Glass-Mat Sheathing.			
◆ All exterior envelope walls, parapets, patio walls, etc. as shown.			
◆ Include closed cell back / WillSeal 600 rod as required at vertical and horizontal expansion joints between the ExoAir 430 boards.			
◆ Joint and all other fluid flashing to complete sealing by EIFS Subcontractor.			
◆ Re-built 3rd floor parapet facing park street.			
– Interior Building.			
◆ Supply and install new metal stud framing at all locations as shown on floor plans.			
◆ Refer to A5.10 through A5.18 for soffits / dropped ceilings.			
◆ New infill framing at units 303, 310, 601, 602 and 607 for new windows.			
◆ Repair all drywall as shown on Reflected Ceiling Plan Demo - all ceiling 1 hour rated.			
◆ Repair all drywall ceiling in corridors from 3rd to 6th Floor.			
◆ Include 5-sided drywall boxes for new bathroom ceiling fans as shown in mechanical drawings.			
◆ Additional repairs around block windows per RDH revised details.			
◆ Replacement remaining ceiling at 6th floor for insulation installation.			
◆ Per previous VE option, Eliminate 6th floor sprayed and batt insulation			
– Include all acoustical sealants are required for a complete installation.			
● 10-09-2423 - Exterior Insulation Finishing System		\$	1,134,363
– Supply and install new Exterior Insulation and Exterior Finish System (EIFS) at all exterior elevations on the project.			
◆ Per previous VE option 1, add back 1/2 replacement of EIFS at exterior, add complete sealants install.			
◆ Intent to install a new Dryvit Systems, Inc; Dryvit Outsulation Plus MD Securock ExoAir 430 System that will fully meet the specified 20-year manufacturer's warranty. Include separate 5-year labor install warranty.			
◆ Include mock-up of typical EIFS application on specified substrate and indicated on the drawings.			

- ◆ ExoAir 430 is a factory-applied AWRB over USG Securock Brand Ultralight Glass-Mat Sheathing to be installed by others. Include Dymonic 100 / ExoAir 110 / drainage board / reinforcements / Etc. at Joint / Corner / Etc. treatments as required on ExoAir 430 substrate.
 - ◆ Include manufacturer's standard trim and accessories.
 - ◆ Texture / Color as selected by architect from manufacturer's standards. Detail locations to be done by exterior painting.
 - ◆ Per revision of existing EIFS to remain details from RDH and request from owner, add for repairs at elevations where EIFS to remain.
- 10-09-3013 - Ceramic Tile \$ 19,475
 - Per VE meeting 2, convert 1/2 of common area bathrooms to ceramic tile.
 - ◆ Based on 1/2 sf of floor area taken off. 389.5 sf.
 - 10-09-5426 - Suspended Wood Ceilings \$ -
 - Supply and install new suspended wood ceiling at elevator lobbies, from 3rd floor to 6th floor. 840 sf.
 - 10-09-6000 - Flooring - Residential Units \$ -
 - Supply and install new floor coverings.
 - ◆ Common Areas - New LVP flooring with Rubber Base. \$ 147,064
 - » Corridors and vestibules.
 - » Community kitchen and dining.
 - » Offices, Storage Rooms and Janitor's Rooms.
 - ◆ Residential Units. \$ 197,631
 - » Bedroom, Living and Kitchen areas - New LVP flooring with rubber base.
 - » Bathrooms - Rubber sheet product with integral cove.
 - » Per VE meeting 2, eliminate 40% of flooring at residential units.
 - 10-09-9100 - Painting - Interior Painting. \$ -
 - New Painting throughout Building.
 - ◆ Exterior Painting. \$ 267,549
 - » Exterior Insulation and Finish System (EIFS) to receive main color topcoat - all locations. Painting for field paint all color accents as shown on A4.00 through A4.14. Figure up to 5 exterior colors.
 - » Field painting all doors, louvers, handrails, architectural sheet metal, etc. To match color of closest adjacent wall surface.
 - » Painting limited to our building only - 3rd floor to roof. Post office to remain.
 - ◆ Per previous VE option 1, add full elastomeric paint at exterior building.
 - ◆ Interior Painting. \$ 323,793
 - » Painting of new and existing surfaces throughout the interior of the Common Areas and Residential Units.
 - » At Common Areas, figure up to 4 interior colors with multiple sheens.
 - » At Residential Units, figure up to 1 color with multiple sheets.
 - » At new surfaces, include priming of new drywall. All areas 2 finish coats.
 - » Include surface preparation as noted in painting specifications.
 - 10-09-9623 - Graffiti-Resistant Coating - Allowance \$ 16,633 *
 - Add cost to avoid City of San Francisco fines due to graffiti / vandalism.
 - 10-09-9653 - Epoxy Flooring Common Bathrooms \$ -
 - Supply and install new epoxy floor.
 - ◆ Common / shared bathrooms. 14 ea.
 - ◆ Per previous VE meeting 2, remove epoxy flooring & make 1/2 bathrooms ceramic tile.
 - 10-09-9913 - Layout and Coordination \$ 155,632
 - Site supervision costs assigned to division 9.

10-10-0000 - SPECIALTIES

Larkin Pine Housing
Construction

●	10-10-0500 - Janitorial - Residential Units.			\$	-
–	Rough and Final Clean of Building.				
◆	Common Areas.	4		\$	20,394
◆	Residential Units.	68		\$	52,006
●	10-10-1400 - Signage			\$	34,700
–	New interior signage program for entire building.				
●	10-10-2800 - Bathroom Accessories			\$	-
–	New bathroom accessories.				
◆	Common Bathrooms.			\$	15,537
	Per VE meeting 2, only do 1/2 of common area bathroom accessories.				
»	Shower rooms - 3SH1, 3SH2, 4SH1, 4SH2 - 96"	2	rooms		
»	Toilet Rooms - 3R1, 3R3, 3R4, 3R5, 3R6, 4R1, 4R3, 4R4, 4R5, 4R6 - 48"	5	rooms		
◆	Residential Bathrooms (private).			\$	61,469
»	Mobility Bathrooms.	15	bathrooms		
»	Non-Mobility Bathrooms.	35	bathrooms		
●	10-10-2819 - Solid Surface Wall Surfaces			\$	-
–	Supply and Install new Swanstone Solid Surfaces.				
◆	Common Areas - 3rd & 4th Floor.			\$	107,992
	Per VE meeting 2, only 1/2 of bathrooms to get swantone.				
»	Shower rooms - 3SH1, 3SH2, 4SH1, 4SH2 - 96"	4	ea.		
»	Toilet Rooms - 3R1, 3R3, 3R4, 3R5, 3R6, 4R1, 4R3, 4R4, 4R5, 4R6 - 48"	10	ea.		
◆	Residential Units - Tub Surrounds.	50		\$	48,019
	Per VE meeting 2, only new tubs to get Swanstone surround	7	ea.		
●	10-10-4416 - Fire Extinguishers			\$	-
–	Furnish and install new fire extinguishers and semi-recessed cabinets in common areas				
◆	Assuming up to 6 per floor. EXCLUDING PER PREVIOUS VI	24	ea.		
●	10-10-5500 - Postal Specialties			\$	24,500
–	New horizontal 4C mailboxes at ground level lobby.				
●	10-10-5723 - Closet and Utility Shelving - Allowance			\$	30,000 *
–	Allowance for existing / new closet shelving.				
●	10-10-8100 - Pest Control			\$	108,053
–	Pest Control for Project.				
◆	Survey and preparation of Pest Control Plan.				
◆	Pest Management Program during the course of construction, including rodent control.				
◆	Application of install Pest Control.				
◆	Integrated Pest Management joint sealing at cabinetry, cracks, holes, etc.				
◆	IPM installation of wall plate insulation gasket at electrical outlets / switches.				
–	Excludes bird control.				
●	10-10-7326 - Layout and Coordination			\$	22,828
–	Site supervision costs assigned to division 10.				

10-11-0000 - EQUIPMENT

●	10-11-3013 - Residential Appliances - Common Areas.			\$	-
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– Supply and install new residential appliances.			
◆ Residential Unit Kitchens.	48		\$ 78,864
» Cooktop: 2 Burner Electric Induction Empava: #EMPV-I	48	ea.	
» Refrigerator: GE: #GPE12FSKSB.	48	ea.	
» Range Hood: GE: #JVX; 200 CFM; 24"	48	ea.	
◆ Common Area Kitchens.	2		\$ 31,531
» Range: (2 per kitchen) LG: #LSIL6334FE	4	ea.	
» Refrigerator: True Refrigeration: T-49-HC	2	ea.	
» Range Hood (3 per kitchen): Broan: #BCDSD130SS	6	ea.	
» Drop-In Induction Wok Range (1 per kitchen): Garland:	2	ea.	
● 10-11-6813 - Layout and Coordination			\$ 5,011
– Site supervision costs assigned to division 11.			

10-12-0000 - FURNISHINGS

● 10-12-2100 - Window Coverings			\$ 55,000
– Supply and install vertical louver blinds at all new exterior windows.			
◆ A1 7'6" / 4'0"	39	ea.	
◆ A 6'8" / 4'0"	20	ea.	
◆ B1 4'0" / 4'0"	8	ea.	
◆ B2 6'0" / 4'0"	4	ea.	
◆ B3 4'0" / 4'0"	4	ea.	
◆ B 5'0" / 4'0"	50	ea.	
◆ C 2'0" / 4'0"	4	ea.	
◆ D1 1'8" / 4'6"	19	ea.	
◆ D2 2'6" / 4'6"	21	ea.	
◆ D3 2'6" / 3'0"	24	ea.	
◆ D4 2'6" / 3'6"	16	ea.	
◆ D5 3'0" / 4'0"	7	ea.	
● 10-12-3200 - Cabinets			\$ -
– Supply and install new cabinetry and countertops at the following locations.			
◆ Common Areas.			\$ 10,003
» New community kitchens at 3rd & 4th Floors.	2	ea.	
» Lockable casework in Community Dining Areas.	2	ea.	
» Per VE meeting 2, reduce to make an allowance for stainless steel tables.			
◆ Residential Unit Kitchens.			\$ 259,498
» Lineal Type Kitchens.			
▪ Lineal Type - E/A5.29	22	ea.	
▪ Lineal Type - F/A5.29	6	ea.	
» "L" Type Kitchens.	20	ea.	
– Cabinetry budgeted as Lanz Cabinets with the following specifications.			
◆ KCMA ESP Certified.			
◆ FRAMELESS STYLE: Frameless - flush overlay.			
◆ CASE INTEGRATED FINISHED ENDS: matching RTF (rigid thermofoil).			
◆ DOOR STYLE: Euro-Pacific Collection - Solid hardwood door frame with recessed random grain match ¼" thick veneered MDF center panel for durability.			
◆ MAXIMUM UPPER CABINET HEIGHT: 30"			
◆ INTERIORS: 5/8" TSCA Title VI compliant PLYWOOD, white TFL faced.			
◆ INTERIOR SHELVING: 5/8" thick, full depth, case with drilled holes for adjustable spacing. Shelves supported by seismically rated, clear plastic locking clips			
◆ HINGE: European-style, concealed, 6-way adjustable - STANDARD close.			
DRAWER BOX: 1/2" Plywood Butt Joint w/Side Mount, Std Close.			
DRAWER GUIDE: Integrated, FULL extension, under mount, soft close.			
DECORATIVE HARDWARE: Select any pull from Lanz VALUE Collection.			

- 10-12-3600 - Countertops \$ -
 - Supply and install new solid surface countertops and backsplash.
 - ◆ Common Areas. \$ 3,660

Per VE meeting 2, leave only shower rooms and laundry.

 - » New community kitchens at 3rd & 4th Floors. 0 ea.
 - » New shower room countertops. 4 ea.
 - » Laundry room countertops. 1 ea.
 - ◆ Residential Unit Kitchens. \$ 121,244
 - » Lineal Type Kitchens.
 - Lineal Type - E/A5.29 22 ea.
 - Lineal Type - F/A5.29 6 ea.
 - » "L" Type Kitchens. 20 ea.
 - Countertops / backsplashes as proposed by Royal Countertops.
 - ◆ CUSTOM 1/2" ACRYLIC SOLID SURFACE COUNTERTOPS.
 - ◆ 1 1/4" EASED FRONT EDGE W/ FULL HEIGHT SPLASHES AT ALL KITCHENS.
 - ◆ 4" SET ON TOP SPLASHES AT LAUNDRY & SHOWER ROOM.
 - ◆ COLOR TO BE SELECTED FROM ROYAL SOLID SURFACE BUILDER SERIES COLLECTION.
 - ◆ TOP MOUNT SINK CUTOUTS INCLUDED.
 - ◆ PLYWOOD BUILD UP IS INCLUDED
 - ◆ STANDARD FAST CAP SPEED BRACE BRACKETS where required for ADA installation.
 - ◆ WI CERTIFICATION
- 10-12-5000 - Layout and Coordination \$ 19,942
 - Site supervision costs assigned to division 12.

10-14-0000 - CONVEYING EQUIPMENT

- 10-14-2000 - Elevators \$ -
 - Not in contract - excluded.
- 10-14-8000 - Scaffolding \$ 562,237
 - Material Handling, Scaffolding and Swing Stage as required for the project.
 - ◆ Material Hoist - from street level @ Pine Street to 3rd Floor South Courtyard. Include landing at 3rd floor to lift. Includes a hoist operator. =+|
 - ◆ Per previous VE option, Eliminate man lift.
 - ◆ Swing staging at Locations without scaffold access.
 - ◆ Scaffolding.
 - ◆ Pedestrian Canopies.
- 10-14-9182 - Layout and Coordination \$ 22,990
 - Site supervision costs assigned to division 14.

10-21-0000 - FIRE SUPPRESSION

- 10-21-1300 - Fire Sprinkler Systems \$ 66,800
 - Modifications for existing fire sprinkler for the new / renovated areas.
 - ◆ 3rd Floor / 4th Floor.
 - » Studio / SRO stack 315 / 318 / 416 / 419.
 - » All gender stack 3R6 / 4R6.
 - » Mobility Studio stack 313 / 413.
 - » Storage 3S2 / 4S2.
 - » Mobility One Bedroom 319.
 - » Laundry Room 4C.
 - » Studio stack 303 / 403.
 - ◆ 5th Floor / 6th Floor.

- » Studio / Mobility Studio stack 508 / 509 / 510 / 511 / 512 / 608 / 609 / 610 / 611 / 612.
- » Mobility One Bedroom stack 507 / 607.
- » Studio stack 515 / 615.

- 10-21-1350 - Layout and Coordination \$ 3,036
 - Site supervision costs assigned to division 21.

10-22-0000 - PLUMBING

- 10-22-0500 - Plumbing - Residential Units Kitchens. \$ -
 - Renovation / remodeling of plumbing system as required for new layout.
 - ◆ Common Areas.
 - » Demolition of existing DHW system / installation of new Heat Pump Hot W \$ 429,680
 - » Demolition & safe-off all plumbing at Community Kitchens 3rd floor through \$ 38,671
 - new Community Kitchens renovations 3rd & 4th Floors. Include capping / abandoning existing gas lines in walls.
 - » Demolition of all plumbing fixtures shared toilet rooms & shower rooms at \$ 120,840
 - Floors / new plumbing fixtures at toilet rooms & shower rooms at 3rd & 4th Floors.
 - Per VE meeting 2, only refreshing 7 of the 14 common bathrooms.
 - » Demolition Janitor's Closet / New Toilet Rooms 3R6, 4R6.
 - » New Laundry Room 4C at 4th Floor.
 - ◆ Residential Units.
 - » At all units with existing bathrooms, demolition of all plumbing fixtures / ne \$ 773,627
 - Per last VE meeting, re-use 39 tubs. -39 ea.
 - Per last VE meeting, re-use 39 wall mounted lavys. -39 ea.
 - » New bathrooms at units 303, 313, 319, 403, 413, 515, 615.
 - » At all units to receive new or with existing kitchens, connect prefabricated \$ 536,076
 - sink and fixture.
 - Supply and install new kitchen sink & faucet in all residential unit kitchens in lieu of connecting to prefabricated cabinetry.
 - » At all units, demolition & capping of existing gas lines in all walls / new cor \$ 224,252
 - for new heat pump wall heaters.
 - For all new kitchens / bathrooms, assume that risers are within reasonable distance and can connect to serve new items.
- 10-22-1300 - Sanitary Piping - Allowance \$ 10,000 *
 - Allowance for hydro jetting / video scanning sewer connection.
- 10-22-4713 - Layout and Coordination \$ 96,682
 - Site supervision costs assigned to division 22.

10-23-0000 - HVAC

- 10-23-0500 - Heating, Ventilating & Air Con \$ -
 - New heating, ventilation and air conditioning work per the mechanical drawings.
 - ◆ Common Areas. \$ 194,117
 - » New Energy Recovery Ventilator (ERV) at roof.
 - » New bathroom (shower and toilet rooms) ventilation. Include duct work.
 - » New Common Kitchen range hood ventilation duct work.
 - » Repair / replace roof fans.
 - » Fire Smoke Dampers (FSD) for corridor ventilation.
 - ◆ Residential Units. \$ 1,093,183
 - » New heat pump wall units with condensate pumps with remote thermostats.
 - STILL USING ORIGINALLY SPECIFIED WALL MOUNTED PTAC UNIT.
 - » Outside Air Fans (OAF) with duct work and registers as required.
 - » New bathroom ventilation at all private bathrooms. Include duct work.
 - » New kitchen range hood duct work at all private kitchens. Include duct work.

- 10-23-8300 - Layout and Coordination \$ 58,521
 - Site supervision costs assigned to division 23.

10-26-0000 - ELECTRICAL

- 10-26-1000 - Electrical \$ -
 - New / renovation electrical work as shown on the electrical drawings.
 - ◆ Common Areas. \$ 411,785
 - » New transformer and distribution panels as shown on single line diagram.
 - » Remove all light fixtures in common areas for reinstallation once work done.
 - » New light fixtures at remodeled common areas.
 - Elevator lobby from 3rd to 6th floor.
 - Laundry rooms.
 - » Per last VE meeting, add \$75K for low voltage / communication work.
 - » New lighting controls as required. \$ 193,615
 - » Wiring as required for new laundry at 4th floor.
 - » Power for shared bathroom exhaust fans.
 - » Power to new heat pump water heater and energy recovery ventilator at roof.
 - » Refresh outlets, switches and trim at all common areas.
 - » Provide new quad outlet for Wireless Network - see below.
 - ◆ Residential Units. \$ 543,303
 - » Work to Units with New / Existing Kitchens and Bathrooms.
 - New sub panels - to be installed to accessible area.
 - Each sub panel to have 3 circuits (2 for small appliances, 1 to fan).
 - Include code complaint arc fault breakers as required.
 - Provide power for bathroom exhaust fans.
 - New ceiling light fixture at kitchens.
 - » Work to All Units.
 - New power to wall mounted Heat Pump wall units - 220/240 volts.
 - Provide power to outside air fans.
 - Remove light fixtures for reinstallation at existing units.
 - Refresh outlets, switches and trim.
 - ◆ Modification / minor additions to fire alarm as required for new spaces.
- 10-26-3100 - Solar Photovoltaic System - Allowance \$ - *
 - Install new conduit from MSB at 1st floor to roof for future Solar Photovoltaic system.
- 10-26-5660 - Layout and Coordination \$ 52,287
 - Site supervision costs assigned to division 26.

10-27-0000 - COMMUNICATIONS

- 10-27-2000 - Voice / Data / CATV Systems \$ -
 - No work required - Excluded.
- 10-27-2100 - Wireless Networking \$ -
 - No work required - Excluded.

10-28-0000 - ELECTRONIC SAFETY AND SECURITY

- 10-28-1000 - Access Control - Allowance \$ - *
 - No new access system - excluded.
- 10-28-1523 - 2-Way Emergency Communications \$ -
 - Assumes installed as part of new fire alarm / elevator work - Excluded.

- 10-28-2000 - CCTV Systems \$ -
 - Excluded - to be perform by Owner's vendor.
- 10-28-3000 - Security Alarm Systems \$ -
 - No new security alarm systems.
- 10-28-4660 - ERRCS \$ -
 - Excluded.

10-32-0000 - EXTERIOR IMPROVEMENTS

- 10-32-1623 - City Sidewalks and Curbs \$ -
 - No work at City Sidewalks - excluded.
- 10-32-1750 - Traffic Safety and Signage - Allowance \$ 100,000 *
 - Allowance for traffic plan engineering, permits and control implementation.
- 10-32-3300 - Site Furnishings \$ -
 - Site furnishings shown at the 3rd Floor Courtyards.
 - ◆ New benches. 5 ea.
 - ◆ Planters. 10 ea.
 - ◆ Per previous VE option, Eliminate planter removal / deck work.
- 10-32-9000 - Landscape and Irrigation - Allowance \$ 25,000 *
 - Allowance for landscaping at project.
 - ◆ Per previous VE option, Eliminate planter removal / deck work.
- 10-32-9643 - Layout and Coordination \$ 5,794
 - Site supervision costs assigned to division 32.

10-33-0000 - UTILITIES

- 10-33-0600 - Fire Water Service \$ -
 - Excluded.
- 10-33-1000 - Water Utilities \$ -
 - Excluded.
- 10-33-3000 - Sanitary Sewer \$ -
 - Excluded.
- 10-33-7000 - Electrical Utilities \$ -
 - Excluded.
- 10-33-8000 - Communication Utilities \$ -
 - Excluded.

●

	SUBTOTAL FOR CONSTRUCTION:	\$ 14,707,203
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TOTALS

	Total
– Subtotal Construction based on 11/22/24 Planing Set.	\$14,707,203
	Subtotal All Tabs \$14,707,203
General conditions	\$1,230,910
Contractor's contingency allowance changed to 2% of direct costs.	\$294,144 *
	Subtotal \$16,232,257
	OH&P \$608,710
	Insurance \$294,717
	Bonding \$102,814
	TOTAL \$17,238,498

* Indicates allowance

Recommended Owner Allowances

- Drawings provided as part of the Budget are noted as 50% CD drawings and project manual. D&H Construction recommends the owner to carry a contingency to address the conflicts between the current drawing at City reviewed and approved drawings.
 - Design Contingency based on revised direct costs 5.00% \$735,360 *

QUALIFICATIONS AND EXCLUSIONS

- Construction start time is 7:30 AM; unit entry at 8am
- All costs based on prevailing wage, local subcontractor and specific hiring requirements.
- Owner responsible with contracting a Certified Access Specialist (CAsp) / ADA survey for confirmation of accessibility requirements have been met for this project.
- Conceptual Budget is based on work being performed without Public Health restrictions in place due to Local, Regional or Global Pandemic(s). No funds have been included for local, state or federal requirements and recommendations to be able to proceed with work.
- Conceptual Budget is based on limited access to residential units and common areas that were available during the site walks held in **December 2024**. D&H Construction and the subcontractors budgeting this project are relying on the work identified on the drawings and specifications for pricing. Certain allowances have been included but the limited access could result in scope of work that have not been included in this Conceptual Budget.
- Conceptual Budget is based that all regulatory requirements will be incorporated into the project documents and specifications and have been noted. Additional regulatory requirements not noted are excluded.
- In the event that the quantity of the work conflicts as shown on the drawings / specifications and this Conceptual Budget, the amount of work to be done shall be as noted in the Conceptual Budget.
- Any assumptions made in the preparation of this Conceptual Budget, is based on the use of materials and construction methods that are typical for affordable housing multi-family project. Costs for most stringent or expensive materials are excluded.
- Conceptual Budget is based on all work and items required to meet energy / Title 24 requirements will be clearly noted in the project drawings / specifications. All title 24 documents assumed to be calculations to show work in all other drawings meet energy requirements.
Work only noted on the T-24 sheets but not elsewhere is Excluded
- Building and Trade Permits
 - All building and trade permits for the project unless referenced in the Conceptual Budget, are excluded including encroachment permits, health department permits, and subcontractor permits.
 - Permits to be obtained and paid for by the owner.
 - If the contractor or the subcontractors need to obtain permits, these costs shall be treated as reimbursable expense to be repaid by Owner through a written change order to the project.
- On site staging
 - Owner to accommodate contractor adequate staging areas on property.
- Off site staging
 - Excluded.
- Insurance
 - D&H and its subcontractors to provide workers compensation and liability insurance only.
 - Owner to provide all other insurance (i.e., builders risk, etc.).
- Owner to supply, pay for and maintain for duration of project the "All risk" Builders Insurance.

- Relocation
 - Relocation coordination to be performed by owner and / or owners representative.
 - All relocation costs to be paid by owner.
- Special inspections/testing
 - To be by paid by owner if required, coordinated by general contractor.
 - Additional costs to be reimbursed to contractor and / or the subcontractors for downtime due to inefficient third-party inspections.
 - Includes hygienist for abatement if required
- Security
 - The general contractor is limited to providing the following:
 - ◆ Site containers
 - ◆ Temporary fence to enclose site storage area and work areas at buildings
 - No other work hours security is being provided.
 - Off-hours security to be provided by Owner.
- Fire watch
 - All fire watch to be by owner
- Vandalism/theft
 - D&H Construction and its subcontractors will not be responsible for any damage due to vandalism or theft.
 - The owner will be responsible for replacing owner's damaged, vandalized, or stolen items if required.
- Owner / Property Management Staff Requirements.
 - Work may be taking place in occupied units, including light fixture replacement, bath fan replacement, window replacement, etc. and will require the following tasks from a dedicated site staff person:
 - Maintenance Staff Tasks
 - ◆ Coordinate with tenants for the construction work.
 - ◆ Confirm work areas are accessible and ready for work to be performed.
 - ◆ If areas are not ready, coordinate with owner and tenants to clear areas.
 - ◆ Provide keys as required for access to units for D&H and subcontractors.
 - ◆ Review units at the end of each workday to be sure that the units are clean and secure.
 - ◆ Review units to confirm that tenants have moved all items as required for window demolition and installation. If items are not moved, contact maintenance staff and tenant to have them move the items.
 - ◆ Review bathroom to confirm that the cabinets and vanities are empty and that the floor area is cleared of all items the day before bathroom exhaust is scheduled for the unit.
 - ◆ Move items 3' from windows for window installation.
- Temporary management offices
 - Excluded, to be by owner
- Temporary water and power
 - Temporary water and electrical power to be provided by owner.
 - Owner will need to maintain electrical power and water service in unoccupied units.
- Utility fees
 - Excludes all utility fees.
- Utility relocation
 - Excludes costs to relocate or adjust all existing utilities.
- Site survey

- Owner to provide site survey as required.
- Satellite / cable hookups – by owner
 - Owner will need to contact the phone / data / satellite / cable company to arrange for temporary hook ups of dishes or service during construction.
 - Owner will need to contact the individual vendors to arrange for temporary service and hook-ups
 - Relocation / concealment of satellite, cable or other wiring on the exterior of the buildings is excluded.
 - Excludes all final connection to devices
- Allowances may vary up or down
- Weather delay days are not included
- All weather protection shall be performed on a time and material basis, and charged against line item in the budget. Line item to be replenished through written change order if required.
- Design-Build scope noted on the drawings needs to be review. Conceptual Budget is based on owner hiring consultants for all architectural, structural, mechanical, HVAC and plumbing scope of work. Design-Build limited to fire sprinklers / fire alarm modifications.
- Owner to provide adequate parking. No parking permits or off-site arrangements included.
- Owner shall pay for the costs associated with the architect / engineer / designers to visit the site as required for the duration and completion of the project.
- Owner shall pay for the costs associated with inspection and re-inspections as required for the duration and completion of the project.
- Special testing and reporting are excluded. To be paid for by owner as required for the duration and completion of the project.
- Hazardous material testing & reporting is excluded.
- Owner to pay for any temporary utilities required during construction
- Owner shall be responsible for scheduling and documenting all warranty follow up meeting.
- Request for information shall be returned within 2 days of issuance for response.
- Submittals, resubmittal and / or substitution requests shall be returned to contractor ten calendar day after submitted for review.
- All costs associated with submittals, resubmittals and / or substitutions where an "equal" product is not accepted or used shall be paid for by owner.
- Permit costs and fees are excluded for project other than clearly noted in the Conceptual Budget.
- Commencement of work on project is not acceptance of any previous work performed by others as part of separate and / or earlier project.
- Verify in field excluded
 - Only conditions exposed during the course of work will be verified in field

- Latent Conditions excluded.
 - All physical conditions on, underlying or adjacent to the site that could not be identified by the contractor and / or the subcontractors by reasonable observations or investigations of the site or the site information provided by the owner, architects and their consultants is excluded from the scope of work.
 - The contractor to notify the owner once latent conditions are encountered.
 - Contractor to procure additional pricing for work required to resolve the latent conditions.
 - Additional costs to be incorporated into the contract through the change order process.
- Separate contractors hired by owner and performing work during this project are expected to comply with project insurance requirements and list D&H Construction as Additional Insured.
- Any owner furnished contractor installed items not noted in the project documents are excluded.
- No warranty existing removed and reinstalled items, owner provided / owner installed items, or items supply and installed under separate contract.
- For all work / items provided as part of this budget, the standard warranty will be 1 year. The year will commence on the day said work / items are turned over the owner for occupancy. This warranty does not include normal wear and tear of materials, physical damage caused by misused or abuse of materials or equipment, theft, work completed under a separate contractor and their subcontractors, natural disasters, pandemics or other conditions out of the control of the owner, contractors or subcontractors.
- For items to be covered under the standard warranty, all verification and correction shall be done during normal business hours - all weekend, off-hour, holiday work excluded.
- All residential appliances and major equipment are subject to their respective manufacturer warranties. In the event that an appliance / major equipment requires warranty service, the owner / property management will have to follow manufacturer's service request requirements and procedures.
- Contractor Contingency Allowance is for the Contractor's use and control and may be used to pay for project costs such as items specified but not drawn, buy-out errors, scope gaps, damaged work, subcontractor performance, expediting costs for critical materials, expediting of schedule, and increases in bids. Contractor will notify Owner when contingency is used and a log will be provided with the monthly draw.

Division	Sub Division	Cost Code	Subtotal \$
10-00-0000 - MASTER COST CODES	10-00-0000 - MASTER COST CODES	10-01-0002 - Gross Receipt Taxes - Allowance *	\$ 15,000
	10-02-0000 - SITE CONSTRUCTION	10-02-0500 - Parking Permits	\$ 128,000
		10-02-1000 - Compliance for Project	\$ 134,960
		10-02-1100 - Site Coordination, Safety and Support	\$ 667,990
		10-02-1150 - Debris Off haul	\$ 138,560
		10-02-4000 - Demolition	
		- Exterior.	\$ 554,792
		- Interior - Common Areas.	\$ 173,136
		- Interior - Residential Units	\$ 356,608
		10-02-8300 - Bio-waste Removal & Abatement - Allowance *	\$ 10,000
		10-02-8713 - Layout and Coordination	\$ 44,853
	10-03-0000 - CONCRETE	10-03-3000 - Cast -In -Place Concrete	
	10-05-0000 - METALS	10-05-5000 - Metal Fabrications - Allowance *	\$ 20,000
		10-05-9000 - Layout and Coordination	\$ 927
	10-06-0000 - WOODS, PLASTICS AND COMPOSITES	10-06-1000 - Rough Carpentry	\$ 80,965
		10-06-2000 - Finish Carpentry - Interior	\$ 87,500
		10-06-9000 - Layout and Coordination	\$ 7,665
	10-07-0000 - THERMAL AND MOISTURE PROTECTIO	10-07-0510 - Temporary Water Protection - Allowance *	\$ 75,000
		10-07-1400 - Fluid Applied Waterproofing	\$ 164,389
		10-07-2100 - Thermal Insulation	\$ 46,040
		10-07-5000 - Membrane Roofing	\$ 60,300
		10-07-5419 - Fluid Applied Roof Coating - Allowance *	
		10-07-6200 - Sheet Metal Flashing	\$ 247,150
		10-07-8400 - Firestopping - Allowance *	\$ 10,200
		10-07-9200 - Joint Sealants - Allowance *	\$ 15,200
		10-07-9513 - Expansion Joint Cover Assemblies	\$ 36,500
		10-07-8700 - Layout and Coordination	\$ 29,230
	10-08-0000 - OPENINGS	10-08-0500 - Doors, Frames and Hardware	
		- Common Areas	\$ 73,500
		- Residential Area	\$ 153,000
		10-08-3113 - Access Doors and Frames	
		- Common Area	\$ 4,664
		- Residential Area	\$ 21,142
		10-08-3323 - Overhead Coiling Doors	\$ 20,639
		10-08-5000 - Windows	\$ 969,372
		10-08-9100 - Layout and Coordination	\$ 55,859
	10-09-0000 - FINISHES	10-09-2000 - Drywall and Metal Framing	\$ 1,369,173
		10-09-2423 - Exterior Insulation Finishing System	\$ 1,134,363
		10-09-3013 - Ceramic Tile	\$ 19,475
		10-09-5426 - Suspended Wood Ceilings	
		10-09-6000 - Flooring	
		- Common Areas	\$ 147,064
		- Residential Units	\$ 197,631
		10-09-9100 - Painting	
		- Exterior Painting.	\$ 267,549
		- Interior Painting.	\$ 323,793
		10-09-9623 - Graffiti-Resistant Coating - Allowance *	\$ 16,633
		10-09-9653 - Epoxy Flooring Common Bathrooms	
		10-09-9913 - Layout and Coordination	\$ 155,632
	10-10-0000 - SPECIALTIES	10-10-0500 - Janitorial	
		- Common Areas.	\$ 20,394
		- Residential Units.	\$ 52,006
		10-10-1400 - Signage	\$ 34,700
		10-10-2800 - Bathroom Accessories	
		- Common Areas	\$ 15,537
		- Residential Units	\$ 61,469
		10-10-2819 - Solid Surface Wall Surfaces	
		- Common Areas.	\$ 107,992

		- Residential Units.	\$ 48,019
		10-10-4416 - Fire Extinguishers	
		10-10-5500 - Postal Specialties	\$ 24,500
		10-10-5723 - Closet and Utility Shelving - Allowance *	\$ 30,000
		10-10-8100 - Pest Control	\$ 108,053
		10-10-7326 - Layout and Coordination	\$ 22,828
	10-11-0000 - EQUIPMENT	10-11-3013 - Residential Appliances	
		- Common Areas.	\$ 31,531
		- Residential Units.	\$ 78,864
		10-11-6813 - Layout and Coordination	\$ 5,011
	10-12-0000 - FURNISHINGS	10-12-2100 - Window Coverings	\$ 55,000
		10-12-3200 - Cabinets	
		- Common Areas.	\$ 10,003
		- Residential Units.	\$ 259,498
		10-12-3600 - Countertops	
		- Common Areas.	\$ 3,660
		- Residential Units.	\$ 121,244
		10-12-5000 - Layout and Coordination	\$ 19,942
	10-14-0000 - CONVEYING EQUIPMENT	10-14-8000 - Scaffolding	\$ 562,237
		10-14-9182 - Layout and Coordination	\$ 22,990
	10-21-0000 - FIRE SUPPRESSION	10-21-1300 - Fire Sprinkler Systems	\$ 66,800
		10-21-1350 - Layout and Coordination	\$ 3,036
	10-22-0000 - PLUMBING	10-22-0500 - Plumbing	
		- Common Area Bathrooms / Laundry.	\$ 120,840
		- Community Kitchens.	\$ 38,671
		- Heat Pump Water Heater.	\$ 429,680
		- Residential Units Bathrooms.	\$ 773,627
		- Residential Units Cap Gas / Condensate Lin	\$ 224,252
		- Residential Units Kitchens.	\$ 536,076
		10-22-1300 - Sanitary Piping - Allowance *	\$ 10,000
		10-22-4713 - Layout and Coordination	\$ 96,682
	10-23-0000 - HVAC	10-23-0500 - Heating, Ventilating & Air Con	
		- Common Areas.	\$ 194,117
		- Residential Units.	\$ 1,093,183
		10-23-8300 - Layout and Coordination	\$ 58,521
	10-26-0000 - ELECTRICAL	10-26-1000 - Electrical	
		- Common Areas.	\$ 411,785
		- Lighting.	\$ 193,615
		- Residential Units.	\$ 543,303
		10-26-3100 - Solar Photovoltaic System - Allowance *	
		10-26-5660 - Layout and Coordination	\$ 52,287
	10-32-0000 - EXTERIOR IMPROVEMENTS	10-32-1750 - Traffic Safety and Signage - Allowance *	\$ 100,000
		10-32-3300 - Site Furnishings	
		10-32-9000 - Landscape and Irrigation - Allowance *	\$ 25,000
		10-32-9643 - Layout and Coordination	\$ 5,794
	10-00-0000 - MASTER COST CODES Total		\$ 14,707,203
05-00-0000 - GENERAL CONDITIONS	05-10-0000 - GENERAL CONDITIONS	05-10-0500 - Project General Conditions	\$ 1,230,910
	05-50-0000 - xxxxx	05-50-3100 - Insurance	\$ 294,717
		05-50-3105 - Bonds	\$ 102,814
	05-00-0000 - GENERAL CONDITIONS Total		\$ 1,628,441
11-00-0000 - MARKUP & CONTINGENCY	11-01-0000 - HEADER	11-01-0100 - Contingency - Allowance *	\$ 294,144
		11-01-0300 - Overhead & Profit	\$ 608,710
	11-00-0000 - MARKUP & CONTINGENCY Total		\$ 902,854
Grand Total			\$ 17,238,498

* All items, including take offs and formats, on this proposal are owned by D+H Construction. None of the items on this proposal will be used whatsoever without the written permission of D+H Construction. No reproduction is therefore permissible without the written consent of D+H Construction.

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Bana at Palmdale

CDLAC Supplemental Application

035-B Explanation for Increased Allocation

Since the previous allocation, our General Contractor has notified the development team of the fact that they are having difficulty finding subcontractors that can commit to prices for their work due to market fluctuations directly related to tariff policies. These market fluctuations have forced the subcontractors to raise their prices to offset any future increases in material cost. As a result, the increase has directly increased our construction costs and, consequently, jeopardized both the financial feasibility of the project and the project's ability to meet the 50% test without additional bond allocation. The new construction costs are reflected in the Attachment 40 workbook submitted with this supplemental application.

We are now requesting a bond allocation increase from \$11,000,000 to \$13,000,000 in order to be able to close and begin construction on the project.



July 3, 2025

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

RE: Justification for Supplemental Bond Allocation / Richland Village CA-25-472

Dear Ms. Wiant,

The Richland Village project is a 133-unit affordable housing development dedicated to serving low-income families in Yuba City, California. The project brings together Affordable Housing and Sustainable Communities and Infill Infrastructure Grant funds from the California Department of Housing and Community Development, local funding from Sutter County, the Yuba City Unified School District and Regional Housing Authority as well as tax-exempt bond and low-income housing tax credit financing to construct these needed units. In conjunction with the transit components of the AHSC funding the project will continue the revitalization of an area with deteriorating housing stock and amenities as well as providing greater access to the residents of the area to amenities and employment opportunities throughout the City. In April 2025, the project was originally awarded \$27,919,000 in tax-exempt bonds (Resolution No. 25-145) and is now requesting a supplemental bond allocation of \$5,881,000, which represents a 21.06% increase from the original allocation and results in an anticipated 51.62% for the 50% test.

The Richland Village project was originally designed as a 176-unit project but increases in construction costs and interest rate environment since its inception in 2021 led to a reduction to the current 133 units in order to maintain its financial feasibility. Since applying to CDLAC and CTCAC in January 2025 the development team has been working to develop a final construction budget and has found that the economies of scale and pro-rata reductions in project costs reasonably anticipated in reducing the project from the original 176 units have eroded as construction costs and materials pricing have continued to increase. In addition to causing a general increase in construction costs, the availability of materials and supply chain disruptions for key building materials have resulted in changes in the construction schedule that have increased financing costs.

The development team continues to work to mitigate the increases in the project budget but is requesting the supplemental allocation at this time as it still intends to close construction financing and issue bonds by its current issuance deadline of October 27, 2025 and waiting until the September 30, 2025 CDLAC meeting to receive its supplemental allocation would put that closing date in jeopardy.

The requested supplemental bond allocation is critical to ensuring the timely and successful completion of Richland Village.

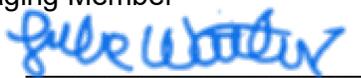
I appreciate your consideration of this matter and am available to discuss if helpful.

Sincerely,

Richland Village LP,
a California limited partnership

By: SHG Richland LLC,
a California limited liability company
Its: Administrative General Partner

By: Sage Housing Group, LLC,
a California limited liability company
Its: Managing Member

By: 
Luke Watkins
Its: Manager

6033 De Soto, LP

July 3, 2025

Ms. Marina Wiant

Interim Executive Director

California Debt Limit Allocation Committee 901 P Street, Suite 213A

Sacramento, California 95814

**RE: CA-25-474 6033 De Soto, LP
Request for Supplemental Bond Allocation**

Dear Ms. Wiant,

This letter is to request a Supplemental Bond Allocation in the amount of \$6,897,000 for the 6033 De Soto project (the "Project").

On April 8, 2025 CDLAC awarded \$41,800,000 in bonds to CMFA as the issuer for the Project. Since the submission of the Project's CDLAC application in January 2025 several items outside of the developer's control have resulted in cost increases that now exceed the original budget. The main items impacting this unanticipated increase are:

1. Unfortunately, construction costs and schedules have been negatively impacted by the federal tariffs and economic uncertainty, and they have been further exacerbated in the City of Los Angeles due to the wildfire disasters.
2. Economic uncertainty has caused a dramatic decrease in tax credit pricing from January. In order to maintain feasibility the Project will need to delay much more of the equity paid into the Project during the construction period, which will cause a substantial increase in construction loan interest costs.
3. Finally, due to uncertainty around solar incentives, the cost of solar equipment must now be fully absorbed by the Project, contributing to the overall hard cost increase.

We are therefore requesting a Supplemental Bond Allocation in the amount of \$6,897,000 to ensure the Project meets the 50% test and remains financially feasible.

Thank you for your consideration. Please feel free to contact me directly via e-mail at amandel@metahousing.com or phone at (310) 575-3543 x109 with any questions or concerns.

Sincerely,

Signed by:

85928B63A26B481...

Aaron Mandel

Vice President

6033 De Soto, LP



California Debt Limit Allocation Committee

AGENDA ITEM 9

Public Comment



California Debt Limit Allocation Committee

AGENDA ITEM 10

Adjournment