

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
April 8, 2025**

Linden Apartments, located at 946 Linden Avenue in Long Beach on a 1.13 acre site, requested and is being recommended for a reservation of \$3,509,257 in annual federal tax credits and \$37,530,003 of tax-exempt bond cap to finance the new construction of 100 units of housing, consisting of 99 restricted rental units and 1 unrestricted manager's unit. The project will have 38 one-bedroom units, 31 two-bedroom units, and 31 three-bedroom units, serving families with rents affordable to households earning 30%-60% of area median income (AMI). The construction is expected to begin in October 2025 and be completed in March 2027. The project will be developed by AMCAL Multi-Housing, Inc. and will be located in Senate District 33 and Assembly District 69.

The project financing includes state funding from the Affordable Housing and Sustainable Communities (AHSC) program of HCD.

Project Number	CA-25-473
Project Name	Linden Apartments
Site Address:	946 Linden Avenue Long Beach, CA 90813
County:	Los Angeles
Census Tract:	5763.01

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$3,509,257	\$0
Recommended:	\$3,509,257	\$0

Tax-Exempt Bond Allocation	
Recommended:	\$37,530,003

CTCAC Applicant Information	
CTCAC Applicant/CDLAC Sponsor:	AMCAL Linden Fund LP
Contact:	Arjun Nagarkatti
Address:	30141 Agoura Road, Suite 100 Agoura, CA 91301
Phone:	(818) 706-0694
Email:	apratt@amcalhousing.com

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

Development Team

General Partners / Principal Owners:	Brandon Affordable Housing, LLC AMCAL Multi-Housing, Inc.
General Partner Type:	Joint Venture
Parent Companies:	Las Palmas Foundation AMCAL Multi-Housing, Inc.
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:	100
No. / % of Low Income Units:	99 100.00%
Average Targeted Affordability:	47.98%
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:	Extremely Low/Very Low Income Set Aside
CDLAC Project Analyst:	Andrew Papagiannis
CTCAC Project Analyst:	Sabrina Yang

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	31	31%
50% AMI:	26	26%
60% AMI:	42	42%

Unit Mix

38	1-Bedroom Units
31	2-Bedroom Units
31	3-Bedroom Units
100	Total Units

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
18 1 Bedroom	30%	\$780
5 1 Bedroom	50%	\$1,300
15 1 Bedroom	60%	\$1,560
6 2 Bedrooms	30%	\$936
10 2 Bedrooms	50%	\$1,560
14 2 Bedrooms	60%	\$1,872
7 3 Bedrooms	30%	\$1,081
11 3 Bedrooms	50%	\$1,803
13 3 Bedrooms	60%	\$2,163
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$5,085,000
Construction Costs	\$43,396,440
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$2,153,898
Soft Cost Contingency	\$571,073
Relocation	\$0
Architectural/Engineering	\$2,436,850
Const. Interest, Perm. Financing	\$6,509,888
Legal Fees	\$500,000
Reserves	\$398,912
Other Costs	\$5,958,654
Developer Fee	\$8,802,485
Commercial Costs	\$0
Total	\$75,813,200

Residential

Construction Cost Per Square Foot:	\$498
Per Unit Cost:	\$758,132
Estimated Hard Per Unit Cost:	\$341,712
True Cash Per Unit Cost*:	\$699,519
Bond Allocation Per Unit:	\$375,300
Bond Allocation Per Restricted Rental Unit:	\$379,091

Construction Financing

Source	Amount
KeyBank: Tax-Exempt	\$37,530,003
KeyBank: Taxable	\$20,995,944
Deferred Costs	\$12,444,964
Tax Credit Equity	\$4,842,290

Permanent Financing

Source	Amount
KeyBank: Taxable	\$12,670,000
HCD: AHSC	\$20,000,000
City of Long Beach	\$5,000,000
Deferred Developer Fee	\$5,861,264
Tax Credit Equity	\$32,281,936
TOTAL	\$75,813,200

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$67,485,719
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$87,731,435
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$3,509,257
Approved Developer Fee (in Project Cost & Eligible Basis):	\$8,802,485
Federal Tax Credit Factor:	\$0.91991

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

CTCAC Significant Information / Additional Conditions

Staff noted a per unit development cost of \$699,519. The applicant noted that the per unit cost is attributed to inflation, prevailing wage costs, high cost of multiple key materials, and construction cost.

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: 124.031%