

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

The project, 1523 Harrison Street, located at 1523 Harrison Street in Oakland on a 0.48 acre site, requested and is being recommended for a reservation of \$3,435,244 in annual federal tax credits and \$39,582,000 of tax-exempt bond cap to finance the new construction of 279 units of housing, consisting of 275 restricted rental units and 4 unrestricted manager's units. The project will have 105 studio units, 161 one-bedroom units, and 13 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 October 2025 and be completed in October 2026. The project will be developed by oWOW LLC and will be located in Senate District 9 and Assembly District 18.

**Project Number** CA-25-488

**Project Name** 1523 Harrison Street  
Site Address: 1523 Harrison Street  
Oakland, CA 94612  
County: Alameda  
Census Tract: 4029.00

<b>Tax Credit Amounts</b>	<b>Federal/Annual</b>	<b>State/Total</b>
Requested:	\$3,435,244	\$0
Recommended:	\$3,435,244	\$0

**Tax-Exempt Bond Allocation**  
Recommended: \$39,582,000

**CTCAC Applicant Information**  
CTCAC Applicant/CDLAC Sponsor: 15th and Harrison 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

**Development Team**  
General Partners / Principal Owners: 15th and Harrison LLC  
Community Revitalization and Development Corporation  
General Partner Type: Joint Venture  
Parent Companies: 15th and Harrison LLC  
Community Revitalization and Development Corporation  
Developer: oWOW LLC  
Investor/Consultant: Key CDC  
Management Agent: FPI Management

**Project Information**

Construction Type:	New Construction
Total # Residential Buildings:	1
Total # of Units:	279
No. / % of Low Income Units:	275 100.00%
Average Targeted Affordability:	52.84%
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
CDLAC Project Analyst:	Stefanie McDaniels
CTCAC Project Analyst:	Sopida Steinwert

**55-Year Use / Affordability**

<b>Aggregate Targeting</b>	<b>Number of Units</b>	<b>Percentage of Affordable Units</b>
30% AMI:	99	36%
50% AMI:	34	12%
60% AMI:	8	3%
70% AMI*:	134	49%

\*CTCAC restricted only

**Unit Mix**

105	SRO/Studio Units
161	1-Bedroom Units
13	2-Bedroom Units
279	Total Units

<b>Unit Type &amp; Number</b>	<b>2024 Rents Targeted % of Area Median Income</b>	<b>Proposed Rent (including utilities)</b>
103 SRO/Studio	70%	\$1,907
89 1 Bedroom	30%	\$876
32 1 Bedroom	50%	\$1,460
8 1 Bedroom	60%	\$1,752
30 1 Bedroom	70%	\$2,044
10 2 Bedrooms	30%	\$1,051
2 2 Bedrooms	50%	\$1,752
1 2 Bedrooms	70%	\$2,453
1 1 Bedroom	Manager's Unit	\$0
1 1 Bedroom	Manager's Unit	\$1,441
1 SRO/Studio	Manager's Unit	\$1,307
1 SRO/Studio	Manager's Unit	\$1,307

**Project Cost Summary at Application**

Land and Acquisition	\$13,502,504
Construction Costs	\$41,083,438
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$3,346,478
Soft Cost Contingency	\$0
Relocation	\$0
Architectural/Engineering	\$4,000,000
Const. Interest, Perm. Financing	\$4,514,459
Legal Fees	\$290,000
Reserves	\$4,261,171
Other Costs	\$5,241,090
Developer Fee	\$8,134,173
Commercial Costs	\$1,722,216
<b>Total</b>	<b>\$86,095,529</b>

**Residential**

Construction Cost Per Square Foot:	\$293
Per Unit Cost:	\$302,413
Estimated Hard Per Unit Cost:	\$134,339
True Cash Per Unit Cost*:	\$276,473
Bond Allocation Per Unit:	\$141,871
Bond Allocation Per Restricted Rental Unit:	\$280,723

**Construction Financing**

Source	Amount
KeyBank: Tax-Exempt	\$39,582,000
KeyBank: Taxable	\$10,579,442
KeyBank: Recycled Tax-Exempt	\$7,028,087
Deferred Costs	\$1,903,000
Deferred Developer Fee	\$7,385,000
General Partner Equity	\$2,510,000
Tax Credit Equity	\$17,108,000

**Permanent Financing**

Source	Amount
KeyBank	\$47,188,000
Net Operating Income	\$1,500,000
Deferred Developer Fee	\$7,385,000
General Partner Equity	\$1,510,000
Tax Credit Equity	\$28,512,529
<b>TOTAL</b>	<b>\$86,095,529</b>

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

**Determination of Credit Amount(s)**

Requested Eligible Basis:	\$66,063,113
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$85,882,047
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$3,435,244
Approved Developer Fee (in Project Cost & Eligible Basis):	\$8,134,173
Federal 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 \$7,140. As allowed by CTCAC Regulation Section 10327(g)(1), CTCAC approves an annual per unit operating expense total of \$6,069 on agreement of the permanent lender and equity investor.

**CDLAC Analyst Comments:** None.

**Resyndication and Resyndication Transfer Event:** None.

**Standard Conditions**

The applicant shall issue bonds within time limits specified by CDLAC.

The applicant anticipates financing more than 50% of the project aggregate basis with tax-exempt bond proceeds as calculated by the project tax professional. Therefore, the federal credit reserved for this project will not count against the annual ceiling.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC makes the preliminary reservation only for the project specified above in the form presented, and involving the parties referred to in the application. No changes in the development team or the project as presented will be permitted without the express approval of CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC requires the project owner to pay a monitoring fee before issuance of tax forms.

As project costs are preliminary estimates only, staff recommends that a reservation be made in the amount of federal credit and state credit shown above on condition that the final project costs be supported by itemized lender approved costs and certified costs after the buildings are placed in service.

All unexpended funds in reserve accounts established for the project must remain with the project to be used for the benefit of the property and/or its residents, except for the portion of any accounts funded with deferred developer fees.

All fees charged to the project must be within CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC at placed-in-service.

Credit awards are contingent upon applicant's acceptance of any revised total project cost, qualified basis, and tax credit amount determined by CTCAC in its final feasibility analysis.

**CDLAC Additional Conditions**

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

<b>Point Criteria</b>	<b>New Const. Max. Points</b>	<b>Rehabilitation Max. Points</b>	<b>Points Scored</b>
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	9
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
<b>Total Points</b>	120	110	119

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

**Tie Breaker:** 189.046%