

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

2025 First Round

June 18, 2025

Armory Arts Collective, located at 854 East 7th Street in Long Beach, requested and is being recommended for a reservation of \$2,472,445 in annual federal tax credits to finance the new construction & adaptive reuse of 63 units of housing serving seniors with rents affordable to households earning 30%-70% of area median income (AMI). The project will be developed by Linc Housing Corporation and will be located in Senate District 33 and Assembly District 69.

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 Infill Infrastructure Grant (IIG) program through HCD.

Project Number CA-25-038

Project Name Armory Arts Collective
Site Address: 854 East 7th Street
Long Beach, CA 90713
County: Los Angeles
Census Tract: 5762

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$2,472,445	\$0
Recommended:	\$2,472,445	\$0

Applicant Information

Applicant:	Linc Housing Corporation
Contact:	Anders Plett
Address:	3590 Elm Avenue Long Beach, CA 90807
Phone:	562-684-1131
Email:	aplett@linchousing.org
General Partners / Principal Owners:	Linc Armory, LLC
General Partner Type:	Nonprofit
Parent Company:	Linc Housing Corporation
Developer:	Linc Housing Corporation
Investor/Consultant:	Raymond James Housing Investments, Inc.
Management Agents:	WinnResidential

Project Information

Construction Type:	New Construction & Adaptive Reuse
Total # Residential Buildings:	2
Total # of Units:	64
No. & % of Tax Credit Units:	63 100%
Federal Set-Aside Elected:	40%/60% Average Income
Federal Subsidy:	HUD Section 8 Project-based Vouchers (48 Units - 76%)

Information

Set-Aside:	N/A
Housing Type:	Seniors
Geographic Area:	Balance of Los Angeles County
CTCAC Project Analyst:	Gloria Witherow

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percent of Required Affordable Units
At or Below 30% AMI:	32	50%
At or Below 60% AMI:	5	5%
At or Below 70% AMI:	26	40%

Unit Mix

56	1-Bedroom Units
8	2-Bedroom Units
64	Total Units

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
25 1 Bedroom	30%	\$780
7 2 Bedrooms	30%	\$936
5 1 Bedroom	60%	\$1,560
11 1 Bedroom	70%	\$1,820
15 1 Bedroom	70%	\$1,820
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$5,503,960
Construction Costs	\$27,144,647
Rehabilitation Costs	\$0
Construction Contingency	\$1,935,105
Relocation	\$0
Architectural/Engineering	\$2,310,748
Const. Interest, Perm. Financing	\$2,969,954
Legal Fees	\$155,200
Reserves	\$320,248
Other Costs	\$1,978,721
Developer Fee	\$2,500,000
Commercial Costs	\$671,294
Total	\$45,489,877

Residential

Construction Cost Per Square Foot:	\$526
Per Unit Cost:	\$699,720
True Cash Per Unit Cost*:	\$615,529

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
Citi Community	\$22,457,913	Citi Community	\$9,112,000
HCD: IIG	\$2,756,992	HCD: IIG	\$2,756,992
CLB ¹ : Seller Carryback	\$5,149,500	CLB ¹ : Seller Carryback	\$5,149,500
CLB ¹	\$6,500,000	CLB ¹	\$6,500,000
Wells Fargo Foundation	\$60,000	Wells Fargo Foundation	\$60,000
Gumbiner Foundation	\$40,000	Gumbiner Foundation	\$40,000
Waived Fees	\$323,869	Waived Fees	\$323,869
Deferred Costs	\$1,884,348	Tax Credit Equity	\$21,547,516
Tax Credit Equity	\$6,317,255	TOTAL	\$45,489,877

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

¹City of Long Beach

Determination of Credit Amount(s)

Requested Eligible Basis:	\$21,132,005
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$27,471,607
Applicable Rate:	9.00%
Total Maximum Annual Federal Credit:	\$2,472,445
Approved Developer Fee in Project Cost:	\$2,500,000
Approved Developer Fee in Eligible Basis:	\$2,463,484
Federal Tax Credit Factor:	\$0.87151

The “as if vacant” land value and the existing improvement value established at application, 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, unless a waiver has been granted for a purchase price not to exceed the sum of third party debt that will be assumed or paid off. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

Tie-Breaker Information

Initial:	Letter of Support
First:	Seniors
Self-Score Final:	73.686%
CTCAC Final:	73.450%

Significant Information / Additional Conditions: None.

Resyndication and Resyndication Transfer Event: None.

Local Reviewing Agency

The Local Reviewing Agency, City of Long Beach, has completed a site review of this project and strongly supports this project.

Standard Conditions

The applicant must submit all documentation required for a Carryover Allocation and any Readiness to Proceed Requirements elected. Failure to provide the documentation at the time required may result in rescission of the Credit reservation and cancellation of a carryover allocation.

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 performance deposit and allocation 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.

The applicant must ensure the project meets all Additional Threshold Requirements of the proposed project. If points were awarded for service amenities, the applicant will be required to provide such amenity or amenities identified in the application, for a minimum period of fifteen years and at no cost to the tenants. Applicants that received increases (exceptions to limits) in the threshold basis limit under Section 10327(c)(5) must submit the certification required by Section 10322(i)(2) at project completion.

Points System	Max. Possible Points	Requested Points	Points Awarded
Owner / Management Characteristics	10	10	10
General Partner Experience	7	7	7
Management Experience	3	3	3
Housing Needs	10	10	10
Site Amenities	15	15	15
Within 1/3 mile of transit, service every 30 min, 25 units/acre density	7	7	7
Within 1/2 mile of public park or community center open to general public	3	3	3
Within 1/2 mile of a full-scale grocery/supermarket of at least 25,000 sf	5	5	5
Senior project within 1/2 mile of daily operated senior center/facility	3	3	3
Within 1/2 mile of medical clinic or hospital	3	3	3
Within 1/2 mile of a pharmacy	2	2	2
Service Amenities	10	10	10
LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES			
Service Coordinator, minimum ratio of 1 FTE to 600 bedrooms	5	5	5
Adult ed/health & wellness/skill bldg classes, min. 60 hrs/yr instruction	5	5	5
SPECIAL NEEDS, SRO HOUSING TYPES			
Lowest Income	52	52	52
Basic Targeting	50	50	50
Deeper Targeting – at least 10% of Low Income Units @ 30% AMI or less	2	2	2
Readiness to Proceed	10	10	10
Miscellaneous Federal and State Policies	2	2	2
State Credit Substitution	2	2	2
Total Points	109	109	109

Please Note: If more than the maximum Site Amenity points were requested, not all amenities may have been scored and/or verified.

DO NOT RELY ON SCORING IN THIS COMPETITIVE CYCLE FOR FUTURE APPLICATIONS. ALL RE-APPLICATIONS ARE REVIEWED WITHOUT RELIANCE ON PAST SCORING.