

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

**Project Staff Report
2025 Waitlist Project
September 30, 2025**

The Main, located at 15302 Rayen Street in North Hills, requested and is being recommended for a reservation of \$2,500,000 in annual federal tax credits and \$14,850,000 in total state tax credits to finance the new construction of 62 units of housing serving families and special needs tenants with rents affordable to households earning 30%-60% of area median income (AMI). The project will be developed by Abbey Road, Inc and will be located in Senate District 20 and Assembly District 43.

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

Project Number CA-25-099

Project Name The Main
Site Address: 15302 Rayen Street
North Hills, CA 91343
County: Los Angeles
Census Tract: 1175.2

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$2,500,000	\$14,850,000
Recommended:	\$2,500,000	\$14,850,000

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

Applicant Information

Applicant: Abbey Road, Inc.
Contact: Maura Johnson
Address: 15305 Rayen Street
North Hills, CA 91343
Phone: 818-892-3423
Email: M.Johnson@pennylane.org

General Partner / Principal Owner: The Main Abbey Road LLC
General Partner Type: Nonprofit
Parent Company: Abbey Road, Inc.
Developer: Abbey Road, Inc
Investor/Consultant: California Housing Partnership
Management Agents: EAH Housing

Project Information

Construction Type: New Construction
Total # Residential Buildings: 1
Total # of Units: 64
No. & % of Tax Credit Units: 62 100%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: HUD Section 8 Project-based Vouchers (33 Units - 53%)

Information

Set-Aside: N/A
 Housing Type: Special Needs Large Family
 Type of Special Needs: Homeless
 Average Targeted Affordability of Special Needs Project Units: 30.00%
 % of Special Need Units: 33 units 53.23%
 Geographic Area: City of Los Angeles
 CTCAC Project Analyst: Nick White

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percent of Required Affordable Units</u>
At or Below 30% AMI:	33	50%
At or Below 50% AMI:	12	15%
At or Below 60% AMI:	17	25%

Unit Mix

12	SRO/Studio Units
20	1-Bedroom Units
20	2-Bedroom Units
12	3-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>
6 SRO/Studio	30%	\$795
8 1 Bedroom	30%	\$852
2 2 Bedrooms	30%	\$1,022
6 SRO/Studio	30%	\$795
5 1 Bedroom	30%	\$852
4 2 Bedrooms	30%	\$1,022
2 3 Bedrooms	30%	\$1,181
4 1 Bedroom	50%	\$1,408
5 2 Bedrooms	50%	\$1,690
3 3 Bedrooms	50%	\$1,969
2 1 Bedroom	60%	\$1,704
9 2 Bedrooms	60%	\$1,861
6 3 Bedrooms	60%	\$2,198
1 1 Bedroom	Manager's Unit	\$0
1 3 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$4,027,545
Construction Costs	\$39,316,345
Rehabilitation Costs	\$0
Construction Contingency	\$2,286,695
Relocation	\$0
Architectural/Engineering	\$1,263,860
Const. Interest, Perm. Financing	\$6,005,174
Legal Fees	\$235,000
Reserves	\$336,000
Other Costs	\$2,527,957
Developer Fee	\$2,800,000
Commercial Costs	\$0
Total	\$58,798,576

Residential

Construction Cost Per Square Foot:	\$699
Per Unit Cost:	\$918,728
True Cash Per Unit Cost*:	\$907,313

Construction Financing

<u>Source</u>	<u>Amount</u>
JP Morgan Chase	\$35,776,988
County Supe3 Funds	\$20,000
LAHD ¹ : HHH	\$6,115,500
LAHD ¹ : ULA ²	\$7,812,000
Costs Deferred	\$1,440,512
Deferred Developer Fee	\$730,576
Tax Credit Equity	\$6,903,000

Permanent Financing

<u>Source</u>	<u>Amount</u>
CCRC ³	\$6,966,000
County Supe 3 Funds	\$20,000
LAHD ¹ : HHH	\$6,795,000
LAHD ¹ : ULA ²	\$8,680,000
Deferred Developer Fee	\$730,576
Tax Credit Equity	\$35,607,000
TOTAL	\$58,798,576

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

¹ Los Angeles Housing Department

² United to House LA

³ California Community Reinvestment Corporation

Determination of Credit Amount(s)

Requested Eligible Basis:	\$49,500,000
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$64,350,000
Applicable Rate:	9.00%
Total Maximum Annual Federal Credit:	\$2,500,000
Total State Credit:	\$14,850,000
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,800,000
Federal Tax Credit Factor:	\$0.94908
State Tax Credit Factor:	\$0.80000

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

First:	Special Needs
Self-Score Final:	45.921%
CTCAC Final:	45.899%

Significant Information / Additional Conditions: None.

Resyndication and Resyndication Transfer Event: None.

Local Reviewing Agency

The Local Reviewing Agency has not yet completed a site review of this project. Any negative comments in the LRA report will cause this staff report to be revised to reflect such comments.

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 1/2 miles of a full-scale grocery/supermarket of at least 25,000 sf	3	3	3
Within 3/4 mile of a public elementary school	3	3	0
Special Needs project within 1/2 mile of facility serving tenant population	3	3	3
Within 1/2 mile of medical clinic or hospital	3	3	0
Within 1 mile of medical clinic or hospital	2	0	2
Within 1 mile of a pharmacy	1	1	1
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			
Case Manager, minimum ratio of 1 FTE to 100 bedrooms	5	5	5
Adult ed/health & wellness/skill bldg classes, min. 84 hrs/yr instruction	5	5	5
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
Smoke Free Residence	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.