

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 10, 2025**

Sienna on Seventh, located at 1055 West 7th Street in Los Angeles on a 0.62 acre site, requested and is being recommended for a reservation of \$5,141,207 in annual federal tax credits and \$34,537,496 of tax-exempt bond cap to finance the new construction & adaptive reuse of 359 units of housing, consisting of 355 restricted rental units and 4 unrestricted manager's units. The project will have 60 studio units, 198 one-bedroom units, 90 two-bedroom units, and 11 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 May 2026 and be completed in November 2027. The project will be developed by Arden Development, Inc. and will be located in Senate District 26 and Assembly District 54.

Project Number CA-25-706

Project Name Sienna on Seventh
Site Address: 1055 West 7th Street
Los Angeles, CA 90017
County: Los Angeles
Census Tract: 0603.72

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$5,141,207	\$0
Recommended:	\$5,141,207	\$0

Tax-Exempt Bond Allocation
Recommended: \$34,537,496

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Sienna on Seventh, LLC
Contact: Garrett Lee
Address: 3470 Wilshire Boulevard, Suite 700
Los Angeles, CA 90010
Phone: (213) 365-5000
Email: garrettlee@jamisonservices.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: Sienna on Seventh, LLC
Kingdom BO LLC
General Partner Type: Joint Venture
Parent Companies: Arden Residential, LLC
Kingdom Development, Inc.
Developer: Arden Development, Inc.
Investor/Consultant: RBC Capital Markets
Management Agent: Aperto Property Management, Inc.

Project Information

Construction Type:	New Construction & Adaptive Reuse	
Total # Residential Buildings:	1	
Total # of Units:	359	
No. / % of Low Income Units:	355	100.00%
Average Targeted Affordability:	57.63%	
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:	Curtis Lackey
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:	135	38%
40% AMI:	2	1%
50% AMI:	10	3%
60% AMI:	3	1%
70% AMI*:	75	21%
80% AMI*:	130	37%

*CTCAC restricted only

Unit Mix

60	SRO/Studio Units
198	1-Bedroom Units
90	2-Bedroom Units
11	3-Bedroom Units
359	Total Units

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
55 SRO/Studio	30%	\$795
5 SRO/Studio	80%	\$2,120
60 1 Bedroom	30%	\$852
2 1 Bedroom	40%	\$1,136
10 1 Bedroom	50%	\$1,420
3 1 Bedroom	60%	\$1,704
75 1 Bedroom	70%	\$1,988
48 1 Bedroom	80%	\$2,272
17 2 Bedrooms	30%	\$1,022
69 2 Bedrooms	80%	\$2,725
3 3 Bedrooms	30%	\$1,181
8 3 Bedrooms	80%	\$3,150
4 2 Bedrooms	Manager's Unit	\$2,200

Project Cost Summary at Application

Land and Acquisition	\$41,376,120
Construction Costs	\$54,420,975
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$2,377,500
Soft Cost Contingency	\$1,239,008
Relocation	\$0
Architectural/Engineering	\$2,774,039
Const. Interest, Perm. Financing	\$13,848,619
Legal Fees	\$580,337
Reserves	\$1,670,723
Other Costs	\$3,116,154
Developer Fee	\$19,773,252
Commercial Costs	\$0
Total	\$141,176,727

Residential

Construction Cost Per Square Foot:	\$264
Per Unit Cost:	\$393,250
Estimated Hard Per Unit Cost:	\$132,451
True Cash Per Unit Cost*:	\$325,662
Bond Allocation Per Unit:	\$96,205
Bond Allocation Per Restricted Rental Unit:	\$230,250

Construction Financing

Source	Amount
Citibank: Tax-Exempt	\$34,537,496
Citibank: Recycled Tax-Exempt	\$15,588,795
Citibank: Taxable	\$50,565,201
Seller Carryback	\$4,999,000
Deferred Costs	\$26,541,431
Tax Credit Equity	\$8,944,804

Permanent Financing

Source	Amount
Citibank	\$65,138,640
Seller Carryback	\$4,999,000
Deferred Developer Fee	\$19,265,068
Conventional Equity	\$7,050,000
Tax Credit Equity	\$44,724,019
TOTAL	\$141,176,727

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$83,033,143
130% High Cost Adjustment:	No
Requested Eligible Basis (Acquisition):	\$45,497,031
Applicable Fraction:	100.00%
Qualified Basis:	\$83,033,143
Qualified Basis (Acquisition):	\$45,497,031
Applicable Rate:	4.00%
Maximum Annual Federal Credit, Rehabilitation:	\$3,321,326
Maximum Annual Federal Credit, Acquisition:	\$1,819,881
Total Maximum Annual Federal Credit:	\$5,141,207
Approved Developer Fee (in Project Cost & Eligible Basis):	\$19,773,252
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

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-25-706 must be completed as part of the Readiness to Proceed 180/194-Day package.

This project will include the adaptive reuse of an existing 32-floor commercial building into affordable units. Upon completion, the proposed development will include a total of 359 residential rental units, consisting of 355 Low-Income Units restricted to households at various income levels, with a mix of studio, one-, two-, and three-bedroom units, in addition to four unrestricted two-bedroom Manager Units designated for on-site property management personnel.

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 25% 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	0
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: 326.467%