

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

Mandela Station Affordable, located at 1451 7th Street in Oakland on a 1.23 acre site, requested and is being recommended for a reservation of \$6,935,744 in annual federal tax credits and \$47,000,000 of tax-exempt bond cap to finance the new construction of 240 units of housing, consisting of 238 restricted rental units and 2 unrestricted manager's units. The project will have 59 studio units, 136 one-bedroom units, 34 two-bedroom units, and 11 three-bedroom units, serving special needs tenants with rents affordable to households earning 30%-45% of area median income (AMI). The construction is expected to begin in May 2026 and be completed in November 2028. The project will be developed by Pacific West Communities, Inc. and will be located in Senate District 7 and Assembly District 18.

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 Affordable Housing and Sustainable Communities (AHSC), Transit-Oriented Development (TOD), Infill Infrastructure Grant (IIG), and Regional Early Action Planning (REAP) programs of HCD.

Project Number CA-25-712

Project Name Mandela Station Affordable
 Site Address: 1451 7th Street
 Oakland, CA 94607
 County: Alameda
 Census Tract: 4022.00

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$6,935,744	\$0
Recommended:	\$6,935,744	\$0

Tax-Exempt Bond Allocation
 Recommended: \$47,000,000

CTCAC Applicant Information
 CTCAC Applicant/CDLAC Sponsor: Mandela Station Affordable, LP
 Contact: Caleb Roope
 Address: 430 East State Street, Suite 100
 Eagle, ID 83616
 Phone: (208) 461-0022
 Email: calebr@tpchousing.com

Bond Financing Information
 CDLAC Applicant/Bond Issuer: California Municipal Finance Authority (CMFA)
 Bond Counsel: Orrick, Herrington & Sutcliffe LLP
 Private Placement Purchaser: Citibank, N.A.

Development Team

General Partners / Principal Owners:	TPC Holdings IX, LLC IHO-Mandela Station LLC Strategic Urban Development Alliance, LLC
General Partner Type:	Joint Venture
Parent Companies:	Pacific West Communities, Inc. Innovative Housing Opportunities, Inc. Strategic Urban Development Alliance, LLC
Developer:	Pacific West Communities, Inc.
Investor/Consultant:	Boston Financial
Management Agent:	The John Stewart Company

Project Information

Construction Type:	New Construction
Total # Residential Buildings:	1
Total # of Units:	240
No. / % of Low Income Units:	238 100.00%
Average Targeted Affordability:	37.44%
Federal Set-Aside Elected:	40%/60%
Federal Subsidy:	Tax-Exempt / Section 8 Project-based Vouchers (60 Units - 25%)

Information

Housing Type:	Special Needs
% of Special Need Units:	At least 20% 1-bedroom units & 10% >1-bedroom units 60 units 25%
Geographic Area:	Bay Area Region
State Ceiling Pool:	New Construction
Set Aside:	Homeless Set Aside
Homeless Set Aside Units:	60
CDLAC Project Analyst:	Jake Salle
CTCAC Project Analyst:	Gloria Witherow

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	120	50%
40% AMI:	0	0%
45% AMI:	118	50%

Unit Mix

59	SRO/Studio Units
136	1-Bedroom Units
34	2-Bedroom Units
11	3-Bedroom Units
240	Total Units

Unit Type & Number	2025 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
9 SRO/Studio	30%	\$839
50 SRO/Studio	30%	\$839
37 1 Bedroom	30%	\$899
10 1 Bedroom	30%	\$899
89 1 Bedroom	45%	\$1,348
10 2 Bedrooms	30%	\$1,079
22 2 Bedrooms	45%	\$1,618
4 3 Bedrooms	30%	\$1,246
7 3 Bedrooms	45%	\$1,869
2 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$4,905,000
Construction Costs	\$123,622,305
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$9,700,000
Soft Cost Contingency	\$1,900,000
Relocation	\$0
Architectural/Engineering	\$5,090,000
Const. Interest, Perm. Financing	\$11,628,600
Legal Fees	\$340,000
Reserves	\$2,692,013
Other Costs	\$8,792,610
Developer Fee	\$9,800,000
Commercial Costs	\$0
Total	\$178,470,528

Residential

Construction Cost Per Square Foot:	\$659
Per Unit Cost:	\$743,627
Estimated Hard Per Unit Cost:	\$437,231
True Cash Per Unit Cost*:	\$739,461
Bond Allocation Per Unit:	\$195,833
Bond Allocation Per Restricted Rental Unit:	\$197,479

Construction Financing

Source	Amount
Citibank: Tax-Exempt	\$47,000,000
Citibank: Taxable	\$38,301,918
City of Oakland	\$33,000,000
Oakland Housing Authority	\$18,703,115
HCD: TOD	\$2,700,000
HCD: IIG	\$7,900,000
HCD: REAP 2.0	\$4,000,000
HCD: REAP Priority Sites	\$3,000,000
Deferred Costs	\$2,692,013
Developer Fee Contribution	\$3,500,000
Deferred Developer Fee	\$6,300,000
Tax Credit Equity	\$11,373,482

Permanent Financing

Source	Amount
Citibank: Loan, Tax-Exempt	\$24,500,000
City of Oakland	\$33,000,000
Oakland Housing Authority	\$18,703,115
HCD AHSC	\$20,500,000
HCD: TOD	\$2,700,000
HCD: IIG	\$7,900,000
HCD: REAP 2.0	\$4,000,000
HCD: REAP Priority Sites	\$3,000,000
Developer Fee Contribution	\$6,300,000
Deferred Developer Fee	\$1,000,000
Tax Credit Equity	\$56,867,413
TOTAL	\$178,470,528

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$173,393,594
130% High Cost Adjustment:	No
Applicable Fraction:	100.00%
Qualified Basis:	\$173,393,594
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$6,935,744
Approved Developer Fee (in Project Cost & Eligible Basis):	\$9,800,000
Federal Tax Credit Factor:	\$0.81992

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: None.

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: 255.521%