

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

New Carver Apartments, located at 1624 South Hope Street in Los Angeles on a 0.14 acre site, requested and is being recommended for a reservation of \$1,056,573 in annual federal tax credits and \$7,000,000 of tax-exempt bond cap to finance the acquisition & rehabilitation of 97 units of housing, consisting of 95 restricted rental units and 2 unrestricted manager's units. The project has 96 studio units, 1 one-bedroom unit, serving special needs tenants with rents affordable to households earning 30%-50% of area median income (AMI). The construction is expected to begin in May 2026 and be completed in November 2026. The project will be developed by Hope Credits, L.P. and is located in Senate District 28 and Assembly District 57.

New Carver Apartments is a resyndication of an existing Low Income Housing Tax Credit (LIHTC) project, New Carver Apartments (CA-2009-502). See Resyndication and Resyndication Transfer Event below for additional information. The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers.

**Project Number** CA-25-725

**Project Name** New Carver Apartments  
Site Address: 1624 South Hope Street  
Los Angeles, CA 90015  
County: Los Angeles  
Census Tract: 2240.10

<b>Tax Credit Amounts</b>	<b>Federal/Annual</b>	<b>State/Total</b>
Requested:	\$1,056,573	\$0
Recommended:	\$1,056,573	\$0

**Tax-Exempt Bond Allocation**  
Recommended: \$7,000,000

**CTCAC Applicant Information**  
CTCAC Applicant/CDLAC Sponsor: Hope Credits, L.P.  
Contact: Adam Kent  
Address: 9744 Wilshire Boulevard, Suite 311  
Los Angeles, CA 90212  
Phone: 818-298-5614  
Email: adam@hope4la.org

**Bond Financing Information**

CDLAC Applicant/Bond Issuer:	California Municipal Finance Authority
Bond Counsel:	Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser:	PMF CA REIT, LLC

**Development Team**

General Partners / Principal Owners:	Decro New Carver Corporation Hope for SaMo, LLC
General Partner Type:	Joint Venture
Parent Companies:	Decro Corporation Hope for SaMo, LLC
Developer:	Hope Credits, L.P.
Investor/Consultant:	TYH Credit Fund, LLC (Self-Syndication)
Management Agent:	Hart District Management, Inc.

**Project Information**

Construction Type:	Acquisition & Rehabilitation
Total # Residential Buildings:	1
Total # of Units:	97
No. / % of Low Income Units:	95                      100.00%
Average Targeted Affordability:	34.11%
Federal Set-Aside Elected:	40%/60%
Federal Subsidy:	Tax-Exempt / HUD Section 8 Project-based Vouchers (92 Units - 97%)

**Information**

Housing Type:	Special Needs
% of Special Need Units:	95 units                      100%
Geographic Area:	City of Los Angeles
State Ceiling Pool:	Other Rehabilitation
CDLAC Project Analyst:	Anthony Wey
CTCAC Project Analyst:	Chris Saenz

**55-Year Use / Affordability**

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	66	69%
40% AMI:	19	20%
50% AMI:	10	11%

**Unit Mix**

96 SRO/Studio Units
1 1-Bedroom Units
97 Total Units

<b>Unit Type &amp; Number</b>	<b>2025 Rents Targeted % of Area Median Income</b>	<b>Proposed Rent (including utilities)</b>
66 SRO/Studio	30%	\$300
19 SRO/Studio	40%	\$300
7 SRO/Studio	50%	\$300
3 SRO/Studio	50%	\$300
1 SRO/Studio	Manager's Unit	\$0
1 1 Bedroom	Manager's Unit	\$0

**Project Cost Summary at Application**

Land and Acquisition	\$15,150,000
Construction Costs	\$0
Rehabilitation Costs	\$6,460,200
Construction Hard Cost Contingency	\$646,020
Soft Cost Contingency	\$45,556
Relocation	\$255,000
Architectural/Engineering	\$193,350
Const. Interest, Perm. Financing	\$1,791,556
Legal Fees	\$50,000
Reserves	\$600,905
Other Costs	\$294,587
Developer Fee	\$1,928,519
Commercial Costs	\$0
<b>Total</b>	<b>\$27,415,693</b>

**Residential**

Construction Cost Per Square Foot:	\$141
Per Unit Cost:	\$282,636
Estimated Hard Per Unit Cost:	\$60,000
True Cash Per Unit Cost*:	\$254,948
Bond Allocation Per Unit:	\$72,165
Bond Allocation Per Restricted Rental Unit:	\$73,684

**Construction Financing**

Source	Amount
PMF <sup>1</sup> : Tax-Exempt	\$7,000,000
PMF <sup>1</sup> : Recycled Tax-Exempt	\$200,000
PMF <sup>1</sup> : Taxable	\$13,935,103
Seller Carryback	\$2,300,000
Deferred Costs	\$2,538,300
Deferred Developer Fee	\$385,704
Tax Credit Equity	\$1,056,586

**Permanent Financing**

Source	Amount
Berkadia: Tax-Exempt	\$14,164,132
Seller Carryback	\$2,300,000
Deferred Developer Fee	\$385,704
Tax Credit Equity	\$10,565,857
<b>TOTAL</b>	<b>\$27,415,693</b>

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

<sup>1</sup>Private Mortgage Fund

**Determination of Credit Amount(s)**

Requested Eligible Basis (Rehabilitation):	\$9,786,648
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	\$13,692,000
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$12,722,642
Qualified Basis (Acquisition):	\$13,692,000
Applicable Rate:	4.00%
Maximum Annual Federal Credit, Rehabilitation:	\$508,893
Maximum Annual Federal Credit, Acquisition:	\$547,680
Total Maximum Annual Federal Credit:	\$1,056,573
Approved Developer Fee (in Project Cost & Eligible Basis):	\$1,928,519
Federal Tax Credit Factor:	\$1.00001

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

**CTCAC Significant Information / Additional Conditions**

The project will restrict 95 Low-Income Units (97% of the Low-Income Units) to serve Special Needs Population, as defined in CTCAC Regulations Section 10302(kkk).

**CDLAC Analyst Comments:** None.

**Resyndication and Resyndication Transfer Event**

Prior to closing, the applicant or its assignee shall obtain CTCAC's consent to assign and assume the existing Regulatory Agreement (CA-09-502). To be eligible for a new award of tax credits, the owner must provide documentation with the Form 8609 request (the placed in service submission) that the acquisition date and the placed in service date both occurred after the existing federal 15 year compliance period was completed. For resyndications that were originally rehabilitation and acquisition, the resyndication acquisition date cannot occur before the last rehabilitation credit year of the original

As required by the IRS, the newly resyndicated project will continue to use the originally assigned Building Identification Numbers (BINs).

The newly resyndicated project shall continue to meet the rents and income targeting levels in the existing regulatory agreement and any deeper targeting levels in the new regulatory agreement for the duration of the new regulatory agreement.

This Agreement is intended to constitute the extended low income housing commitment required by Section 42(h)(6) of the Internal Revenue Code.

Existing households determined to be income-qualified for purposes of IRC §42 credit during the 15-year compliance period are concurrently income-qualified households for purposes of the extended use agreement. As a result, any household determined to be income qualified at the time of move-in under the existing regulatory agreement (CA-09-502) is a qualified low-income household for the subsequent allocation (existing household eligibility is “grandfathered”).

This Agreement is intended to constitute the extended low income housing commitment required by Section 42(h)(6) of the Internal Revenue Code.

The project is a resyndication where the existing regulatory agreement requires service amenities. The project shall provide a similar or greater level of services for a period of at least 15 years under the new regulatory agreement. The project is deemed to have met this requirement based on CTCAC staff's review of the commitment in the application. The services documented in the placed in service package will be reviewed by CTCAC staff for compliance with this requirement at the time of the placed in service

### **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

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

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

<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	20
New Construction Density and Local Incentives	10	0	0
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	0
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	0
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	110

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:** 492.070%