

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

Ten25 Blvd., located at 1025 Crenshaw Boulevard in Los Angeles on a 0.34 acre site, requested and is being recommended for a reservation of \$1,193,313 in annual federal tax credits, \$7,324,463 in total state tax credits, and \$7,905,699 of tax-exempt bond cap to finance the new construction of 70 units of housing, consisting of 69 restricted rental units and 1 unrestricted manager's unit. The project will have 30 one-bedroom units, 20 two-bedroom units, and 20 three-bedroom units, serving families with rents affordable to households earning 30%-70% of area median income (AMI). The construction is expected to begin in May 2026 and be completed in May 2028. The project will be developed by Jem Housing Development, Inc. and will be located in Senate District 28 and Assembly District 55.

Project Number CA-25-739

Project Name Ten25 Blvd.
 Site Address: 1025 Crenshaw Boulevard
 Los Angeles, CA 90019
 County: Los Angeles
 Census Tract: 2127.02

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$1,193,313	\$7,324,463
Recommended:	\$1,193,313	\$7,324,463

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

Tax-Exempt Bond Allocation
 Recommended: \$7,905,699

CTCAC Applicant Information
 CTCAC Applicant/CDLAC Sponsor: Kingdom Development, Inc.
 Contact: William Leach
 Address: 6451 Box Springs Boulevard
 Riverside, CA 92507
 Phone: (951) 538-6244
 Email: william@Kingdomdevelopment.net

Bond Financing Information
 CDLAC Applicant/Bond Issuer: California Municipal Finance Authority
 Bond Counsel: Orrick, Herrington & Sutcliffe LLP
 Private Placement Purchaser: Citi Community Capital

Development Team

General Partners / Principal Owners: Kingdom BL LLC
 1025 Crenshaw Avenue, LLC
 Spada Development LLC

General Partner Type: Joint Venture

Parent Companies: Kingdom Development, Inc.
 Jem Housing Development, Inc.
 Spada Development LLC

Developer: Jem Housing Development, Inc.

Investor/Consultant: RBC Community Investments

Management Agent: Aperto Property Management, Inc

Project Information

Construction Type: New Construction

Total # Residential Buildings: 1

Total # of Units: 70

No. / % of Low Income Units: 69 100.00%

Average Targeted Affordability: 58.84%

Federal Set-Aside Elected: 40%/60% Average Income

Federal Subsidy: Tax-Exempt

Information

Housing Type: Large Family

Geographic Area: City of Los Angeles

State Ceiling Pool: BIPOC

CDLAC Project Analyst: Erin DeBlaquiere

CTCAC Project Analyst: Cynthia Compton

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	15	22%
40% AMI:	2	3%
60% AMI:	11	16%
70% AMI*:	41	59%

*CTCAC restricted only

Unit Mix

30	1-Bedroom Units
20	2-Bedroom Units
20	3-Bedroom Units
70	Total Units

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
8 1 Bedroom	30%	\$852
1 1 Bedroom	40%	\$1,136
6 1 Bedroom	60%	\$1,704
15 1 Bedroom	70%	\$1,988
3 2 Bedrooms	30%	\$1,022
1 2 Bedrooms	40%	\$1,363
3 2 Bedrooms	60%	\$2,044
12 2 Bedrooms	70%	\$2,385
4 3 Bedrooms	30%	\$1,181
2 3 Bedrooms	60%	\$2,363
14 3 Bedrooms	70%	\$2,757
1 2 Bedrooms	Manager's Unit	\$2,440

Project Cost Summary at Application

Land and Acquisition	\$403,604
Construction Costs	\$17,644,026
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$1,486,318
Soft Cost Contingency	\$602,246
Relocation	\$0
Architectural/Engineering	\$1,343,935
Const. Interest, Perm. Financing	\$3,183,099
Legal Fees	\$800,000
Reserves	\$368,018
Other Costs	\$1,896,166
Developer Fee	\$4,972,137
Commercial Costs	\$0
Total	\$32,699,549

Residential

Construction Cost Per Square Foot:	\$335
Per Unit Cost:	\$467,136
Estimated Hard Per Unit Cost:	\$215,903
True Cash Per Unit Cost*:	\$408,897
Bond Allocation Per Unit:	\$112,939
Bond Allocation Per Restricted Rental Unit:	\$282,346

Construction Financing

<u>Source</u>	<u>Amount</u>
Citibank: Tax-Exempt	\$7,905,699
Citibank: Recycled Tax-Exempt	\$2,000,000
Citibank: Taxable	\$13,113,021
Deferred Developer Fee	\$6,436,944
Tax Credit Equity	\$3,243,885

Permanent Financing

<u>Source</u>	<u>Amount</u>
Citibank: Tax-Exempt	\$12,403,395
Deferred Developer Fee	\$4,076,729
Tax Credit Equity	\$16,219,425
TOTAL	\$32,699,549

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$29,832,826
130% High Cost Adjustment:	No
Applicable Fraction:	100.00%
Qualified Basis:	\$29,832,826
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$1,193,313
Total State Credit:	\$7,324,463
Approved Developer Fee (in Project Cost & Eligible Basis):	\$4,972,137
Federal Tax Credit Factor:	\$0.86816
State Tax Credit Factor:	\$0.80000

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	10
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	120

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: 154.298%