

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

The project, 2581 Commercial Street, located at 2581 Commercial Street in San Diego on a 0.2 acre site, requested \$1,095,379 in annual federal tax credits but is being recommended for \$1,095,927 in annual federal tax credits and \$5,974,052 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 41 studio units, 29 one-bedroom units, serving tenants 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 December 2027. The project will be developed by Positive Developments, LLC and will be located in Senate District 18 and Assembly District 80.

Project Number CA-25-751

Project Name 2581 Commercial Street
Site Address: 2581 Commercial Street
San Diego, CA 92113
County: San Diego
Census Tract: 0049.00

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,095,379	\$0
Recommended:	\$1,095,927	\$0

Tax-Exempt Bond Allocation
Recommended: \$5,974,052

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: SLT 2581 Commercial St, LP
Contact: Nick Cazalis
Address: 1000 East 60th Street
Los Angeles, CA 90001
Phone: (714) 887-9505
Email: nick@solaimpact.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: California Municipal Finance Authority
Bond Counsel: Jones Hall, A Professional Law Corporation
Private Placement Purchaser: Citibank, N.A.

Development Team
General Partners / Principal Owners: Housing on Merit
SLT 2581 Commercial GP, LLC
General Partner Type: Joint Venture
Parent Companies: Housing on Merit
SoLa Impact LT Owner LLC
Developer: Positive Developments, LLC
Investor/Consultant: CREA, LLC
Management Agent: Hyder Property Management Professionals

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:	59.71%
Federal Set-Aside Elected:	40%/60% Average Income
Federal Subsidy:	Tax-Exempt

Information

Housing Type:	Non-Targeted
Geographic Area:	Coastal Region
State Ceiling Pool:	New Construction
CDLAC Project Analyst:	Amit Sarang
CTCAC Project Analyst:	Marilynn Thao

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	8	12%
50% AMI:	8	12%
60% AMI:	23	33%
70% AMI*:	30	43%

*CTCAC restricted only

Unit Mix

41	SRO/Studio Units
29	1-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>
5 SRO/Studio	30%	\$868
5 SRO/Studio	50%	\$1,447
23 SRO/Studio	60%	\$1,736
8 SRO/Studio	70%	\$2,026
3 1 Bedroom	30%	\$930
3 1 Bedroom	50%	\$1,550
22 1 Bedroom	70%	\$2,170
1 1 Bedroom	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$20,000
Construction Costs	\$14,084,000
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$704,200
Soft Cost Contingency	\$215,655
Relocation	\$0
Architectural/Engineering	\$700,000
Const. Interest, Perm. Financing	\$1,954,017
Legal Fees	\$265,000
Reserves	\$250,946
Other Costs	\$1,954,750
Developer Fee	\$2,780,334
Commercial Costs	\$0
Total	\$22,928,902

Residential

Construction Cost Per Square Foot:	\$436
Per Unit Cost:	\$327,556
Estimated Hard Per Unit Cost:	\$174,038
True Cash Per Unit Cost*:	\$323,551
Bond Allocation Per Unit:	\$85,344
Bond Allocation Per Restricted Rental Unit:	\$153,181

Construction Financing

Source	Amount
Citibank: Tax-Exempt	\$5,974,052
Citibank: Recycled Tax-Exempt	\$1,842,312
Citibank: Taxable	\$3,892,315
Safehold Inc	\$2,900,418
Deferred Costs	\$2,212,082
General Partner Contribution	\$3,267,065
General Partner Equity	\$100
Deferred Developer Fee	\$280,334
Tax Credit Equity	\$2,660,224

Permanent Financing

Source	Amount
Citibank: Tax-Exempt	\$7,713,571
Safehold Inc	\$2,900,418
General Partner Contribution	\$3,267,065
General Partner Equity	\$100
Deferred Developer Fee	\$280,334
Tax Credit Equity	\$8,767,414
TOTAL	\$22,928,902

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$21,215,899
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$27,580,669
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$1,095,927
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,780,334
Federal Tax Credit Factor:	\$0.80040

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: 234.979%