CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
September 1, 2026

The project, 5642 Riverton, located at 5642 Riverton Avenue in Los Angeles on a 0.28 acre site, requested and is being recommended for a reservation of $945,899 in annual federal tax credits and $5,487,035 of tax-exempt bond cap to finance the new construction of 75 units of housing, consisting of 74 restricted rental units and 1 unrestricted manager's unit. The project will have 75 one-bedroom units, serving tenants with rents affordable to households earning 30%-80% of area median income (AMI). The construction is expected to begin in January 2027 and be completed in September 2028. The project will be developed by HVN Development LLC and will be located in Senate District 27 and Assembly District 44.

Project Number CA-26-565

Project Name 5642 Riverton

Site Address:	5642 Riverton Avenue Los Angeles, CA 91601
County:	Los Angeles
Census Tract:	1243.00

Tax Credit Amounts

	Federal/Annual	State/Total
Requested:	$945,899	$0
Recommended:	$945,899	$0

Tax-Exempt Bond Allocation

Recommended:	$5,487,035

CTCAC Applicant Information

CTCAC Applicant/CDLAC Sponsor:	5642 Riverton LP
Contact:	J.P. Sciammarella
Address:	300 Spectrum Center Drive, Suite 1100 Irvine, CA 92618
Phone:	949-979-0833
Email:	jp@hvndevelopment.com

Bond Financing Information

CDLAC Applicant/Bond Issuer:	CA Municipal Finance Authority
Bond Counsel:	Orrick, Harrington & Sutcliffe LLP
Private Placement Purchaser:	PNC Multifamily Capital (PNC Bank, National Association)
Cash Flow Permanent Bond:	Applicable

Development Team

General Partners / Principal Owners:	HVN 5642 Riverton LLC IH 5642 Riverton Los Angeles LLC
General Partner Type:	Joint Venture
Parent Companies:	HVN Development LLC Affordable Housing Alliance II, Inc.
Developer:	HVN Development LLC
Investor/Consultant:	PNC Bank
Management Agent:	Aperto Property Management, Inc.

Project Information

Construction Type:	New Construction	
Total # Residential Buildings:	1	
Total # of Units:	75	
No. / % of Low Income Units:	74	100.00%
Average Targeted Affordability:	60.00%	
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
Set Aside:	N/A
Project Analyst:	Gloria Witherow

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	8	11%
50% AMI:	8	11%
60% AMI:	42	57%
80% AMI*:	16	22%

*CTCAC restricted only

Unit Mix

75	1-Bedroom Units
75	Total Units

Unit Type & Number		2025 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
8	1 Bedroom	30%	$852
8	1 Bedroom	50%	$1,420
42	1 Bedroom	60%	$1,704
16	1 Bedroom	80%	$2,063
1	1 Bedroom	Manager’s Unit	$2,000

Project Cost Summary at Application

Land and Acquisition	$1,762,500
Construction Costs	$11,299,548
Rehabilitation Costs	$0
Construction Hard Cost Contingency	$639,498
Soft Cost Contingency	$349,474
Relocation	$0
Architectural/Engineering	$639,300
Const. Interest, Perm. Financing	$2,979,529
Legal Fees	$390,000
Reserves	$322,725
Other Costs	$1,058,497
Developer Fee	$2,372,655
Commercial Costs	$0
Total	**$21,813,726**

Residential

Construction Cost Per Square Foot:	$276
Per Unit Cost:	$290,850
Estimated Hard Per Unit Cost:	$134,674
True Cash Per Unit Cost*:	$283,892
Bond Allocation Per Unit:	$73,160
Bond Allocation Per Restricted Rental Unit:	$94,604

Construction Financing

Source	Amount
PNC: Tax-Exempt	$5,487,035
PNC: Taxable	$12,712,965
HVN Development LLC	$2,000,000
Deferred Costs	$322,725
Deferred Developer Fee	$553,174
General Partner Equity	$100
Tax Credit Equity	$737,727

Permanent Financing

Source	Amount
PNC: Tax-Exempt	$5,487,035
PNC: Taxable	$6,427,528
HVN Development LLC	$2,000,000
Deferred Developer Fee	$521,789
General Partner Equity	$100
Tax Credit Equity	$7,377,274
TOTAL	**$21,813,726**

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

Determination of Credit Amount(s)

Requested Eligible Basis:	$18,190,357
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	$23,647,464
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	$945,899
Approved Developer Fee (in Project Cost & Eligible Basis):	$2,372,655
Federal Tax Credit Factor:	$0.77992

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.

Significant Information / Additional Conditions
The Project's annual per unit operating expense total is below the CTCAC published per unit operating minimums of $6,300. As allowed by CTCAC Regulation Section 10327(g)(1), CTCAC approves an annual per unit operating expense total of $5,925 on agreement of the permanent lender and equity investor.

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 and the terms of the bond and tax credit award as presented in the application and summarized in this staff report. CTCAC will verify the project complied with all terms of the award at placed-in-service review.

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).

CA-26-565 / 5642 Riverton

Points System	Max. Possible		Points Requested	Points Awarded
	New Const.	Rehab.		
Acquisition/Rehabilitation Project Priorities	**0**	**20**	**0**	**0**
New Construction Density and Local Incentives	**10**	**0**	**10**	**10**
Project density is at least 100 bedrooms/net acre	10	0	10	10
Exceeding Minimum Income Restrictions	**20**	**20**	**20**	**20**
Tax Credit Units: 10% @ <=30% AMI & 10% @ <=50% AMI	20	20	20	20
Exceeding Minimum Rent Restrictions	**10**	**10**	**10**	**10**
Average targeted affordability is 24% below market comparables	10	10	10	10
General Partner & Management Company	**10**	**10**	**10**	**10**
General Partner Experience	7	7	7	7
Management Company Experience	3	3	3	3
Housing Needs	**10**	**0**	**10**	**10**
Readiness to Proceed	**10**	**10**	**10**	**10**
Access to Opportunity	**10**	**0**	**9**	**9**
10% @ 30% AMI, 10% @ 50% AMI	9	0	9	9
Service Amenities	**10**	**10**	**10**	**10**
LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES; NON-TARGETED				
Adult ed/health & wellness/skill bldg classes, min. 84 hrs/yr instruction	7	7	7	7
Health & wellness services and programs, minimum 60 hrs per 100 bdrms	3	3	3	3
Cost Containment	**12**	**12**	**12**	**12**
Project eligible basis is 67% less than the CDLAC adjusted TBL; 1 pt per %	12	12	12	12
Site Amenities	**10**	**10**	**10**	**10**
Within ⅓ mile of transit, service every 30 min, 25 units/acre density	7	7	7	7
Within ½ mile of public park or community center open to general public	3	3	3	3
Within 1 mile of public library	2	2	2	2
Within 1 mile of a full-scale grocery/supermarket of at least 25,000 sf	4	4	4	4
Within ½ mile of a pharmacy	2	2	2	2
Total Points	**112**	**102**	**111**	**111**

Tie Breaker: 317.402%