**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, 430 Broadway Building A, located at Franklin Street and 5th Street in Oakland on a 0.34 acre site, requested $2,118,902 in annual federal tax credits but is being recommended for $2,080,197 in annual federal tax credits and $16,463,977 of tax-exempt bond cap to finance the new construction of 66 units of housing, consisting of 65 restricted rental units and 1 unrestricted manager's unit. The project will have 25 studio units, 40 one-bedroom units, and 1 two-bedroom unit, serving seniors with rents affordable to households earning 30%-60% of area median income (AMI). The construction is expected to begin in January 2027 and be completed in January 2029. The project will be developed by The Related Companies of California, LLC and will be located in Senate District 7 and Assembly District 18.

**Project Number** CA-26-597

**Project Name** 430 Broadway Building A

| | |
|---|---|
| Site Address: | Franklin Street and 5th Street<br>Oakland, CA 94607 |
| County: | Alameda |
| Census Tract: | 9832.00 |

**Tax Credit Amounts**

| | Federal/Annual | State/Total |
|---|---|---|
| Requested: | $2,118,902 | $0 |
| Recommended: | $2,080,197 | $0 |

**Tax-Exempt Bond Allocation**

Recommended: $16,463,977

**CTCAC Applicant Information**

| | |
|---|---|
| CTCAC Applicant/CDLAC Sponsor: | JKL Building A Housing Partners, LP |
| Contact: | Ann Silverberg |
| Address: | 44 Montgomery Street, Suite 1310<br>San Francisco, CA 94104 |
| Phone: | (510) 610-9777 |
| Email: | asilverberg@related.com |

**Bond Financing Information**

| | |
|---|---|
| CDLAC Applicant/Bond Issuer: | California Municipal Finance Authority |
| Bond Counsel: | Orrick, Harrington & Sutcliffe LLP |
| Private Placement Purchaser: | Citibank, N.A. |
| Cash Flow Permanent Bond: | Applicable |

**Development Team**

| | |
|---|---|
| General Partners / Principal Owners: | Related/JKL Building A Development Co., LLC<br>EBALDC JKL Building A Development Co., LLC |
| General Partner Type: | Joint Venture |
| Parent Companies: | The Related Companies of California, LLC<br>East Bay Asian Local Development Corporation |
| Developer: | The Related Companies of California, LLC |
| Investor/Consultant: | Redstone Equity Partners |
| Management Agent: | Related Affordable Management Company |

**Project Information**

| | | |
|---|---|---|
| Construction Type: | New Construction | |
| Total # Residential Buildings: | 1 | |
| Total # of Units: | 66 | |
| No. / % of Low Income Units: | 65 | 100.00% |
| Average Targeted Affordability: | 44.00% | |
| Federal Set-Aside Elected: | 40%/60% | |
| Federal Subsidy: | Tax-Exempt | |

**Information**

| | |
|---|---|
| Housing Type: | Seniors |
| Geographic Area: | Bay Area Region |
| State Ceiling Pool: | New Construction |
| Set Aside: | Homeless Set Aside |
| Homeless Set Aside Units: | 17 |
| Project Analyst: | Rachel Bursk |

**55-Year Use / Affordability**

| Aggregate Targeting | Number of Units | Percentage of Affordable Units |
|---|---|---|
| 30% AMI: | 17 | 26% |
| 40% AMI: | 10 | 15% |
| 50% AMI: | 33 | 51% |
| 60% AMI: | 5 | 8% |

**Unit Mix**

| | |
|---|---|
| 25 | SRO/Studio Units |
| 40 | 1-Bedroom Units |
| 1 | 2-Bedroom Units |
| 66 | Total Units |

| Unit Type & Number | | 2025 Rents Targeted % of Area Median Income | Proposed Rent (including utilities) |
|---|---|---|---|
| 17 | SRO/Studio | 30% | $279 |
| 8 | SRO/Studio | 50% | $1,398 |
| 10 | 1 Bedroom | 40% | $1,198 |
| 25 | 1 Bedroom | 50% | $1,498 |
| 5 | 1 Bedroom | 60% | $1,498 |
| 1 | 2 Bedrooms | Manager’s Unit | $0 |

**Project Cost Summary at Application**

| | |
|---|---|
| Land and Acquisition | $2,214,099 |
| Construction Costs | $37,054,471 |
| Rehabilitation Costs | $0 |
| Construction Hard Cost Contingency | $2,303,437 |
| Soft Cost Contingency | $424,868 |
| Relocation | $0 |
| Architectural/Engineering | $3,766,513 |
| Const. Interest, Perm. Financing | $3,285,994 |
| Legal Fees | $488,157 |
| Reserves | $4,951,823 |
| Other Costs | $2,791,308 |
| Developer Fee | $5,761,621 |
| Commercial Costs | $0 |
| **Total** | **$63,042,291** |

**Residential**

| | |
|---|---|
| Construction Cost Per Square Foot: | $692 |
| Per Unit Cost: | $955,186 |
| Estimated Hard Per Unit Cost: | $478,546 |
| True Cash Per Unit Cost*: | $926,541 |
| Bond Allocation Per Unit: | $249,454 |
| Bond Allocation Per Restricted Rental Unit: | $253,292 |

**Construction Financing**

| Source | Amount |
|---|---|
| Citibank: Tax-Exempt | $16,463,977 |
| City of Oakland | $15,751,700 |
| Alameda County | $19,500,000 |
| Alameda County: COSR | $4,730,000 |
| Deferred Costs | $293,923 |
| Deferred Developer Fee | $4,501,624 |
| Tax Credit Equity | $1,801,067 |

**Permanent Financing**

| Source | Amount |
|---|---|
| Citibank | $890,000 |
| City of Oakland | $18,350,000 |
| Alameda County | $19,500,000 |
| Alameda County: COSR | $4,730,000 |
| Deferred Developer Fee | $1,890,615 |
| Tax Credit Equity | $17,681,676 |
| **TOTAL** | **$63,042,291** |

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

**Determination of Credit Amount(s)**

| | |
|---|---|
| Requested Eligible Basis: | $52,997,846 |
| 130% High Cost Adjustment: | No |
| Applicable Fraction: | 100.00% |
| Qualified Basis: | $52,997,846 |
| Applicable Rate: | 4.00% |
| Total Maximum Annual Federal Credit: | $2,080,197 |
| Approved Developer Fee in Project Cost: | $5,761,621 |
| Approved Developer Fee in Eligible Basis: | $5,316,801 |
| Federal Tax Credit Factor: | $0.85000 |

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 will restrict 17 Low-Income Units (26%) to serve Special Needs Population(s), as defined in CTCAC Regulations Section 10302(kkk).

**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-26-597 / 430 Broadway Building A

| Points System | Max. Possible New Const. | Max. Possible Rehab. | Points Requested | Points Awarded |
|---|---|---|---|---|
| **New Construction Density and Local Incentives** | **10** | **0** | **10** | **10** |
| Project is located in a "pro-housing" jurisdiction | 10 | 0 | 10 | 10 |
| **Exceeding Minimum Income Restrictions** | **20** | **20** | **20** | **20** |
| Average targeted affordability is 16 percent below 60% | 20 | 0 | 20 | 20 |
| **Exceeding Minimum Rent Restrictions** | **10** | **10** | **10** | **10** |
| Average targeted affordability is 46% 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** | | | | |
| Service Coordinator, minimum ratio of 1 FTE to 600 bedrooms | 5 | 5 | 5 | 5 |
| Adult ed/health & wellness/skill bldg classes, min. 60 hrs/yr instruction | 5 | 5 | 5 | 5 |
| **Cost Containment** | **12** | **12** | **12** | **12** |
| Project eligible basis is 34% 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 ½ mile of a weekly farmers' market operating at least 5 months/year | 2 | 2 | 2 | 2 |
| Senior project within ½ mile of daily operated senior center/facility | 3 | 3 | 3 | 0 |
| Within ½ mile of medical clinic or hospital | 3 | 3 | 3 | 0 |
| Within ½ mile of a pharmacy | 2 | 2 | 2 | 2 |
| **Total Points** | **112** | **102** | **111** | **111** |

**Tie Breaker:** 163.884%