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

Borden Village, located at 11070 Borden Avenue in Los Angeles on a 2.5 acre site, requested and is being recommended for a reservation of $2,720,254 in annual federal tax credits and $15,758,208 of tax-exempt bond cap to finance the new construction of 205 units of housing, consisting of 203 restricted rental units and 2 unrestricted manager's units. The project will have 4 studio units, 79 one-bedroom units, and 122 two-bedroom units, serving tenants with rents affordable to households earning 30%-70% of area median income (AMI). The construction is expected to begin in February 2027 and be completed in February 2029. The project will be developed by R2H Development LLC and will be located in Senate District 20 and Assembly District 43.

The project financing includes state funding from the Mixed-Income Program (MIP) through CalHFA.

Project Number CA-26-599

Project Name Borden Village

Site Address:	11070 Borden Avenue Los Angeles, CA 91331
County:	Los Angeles
Census Tract:	1041.08

Tax Credit Amounts

	Federal/Annual	State/Total
Requested:	$2,720,254	$0
Recommended:	$2,720,254	$0

Tax-Exempt Bond Allocation

Recommended:	$15,758,208

CTCAC Applicant Information

CTCAC Applicant/CDLAC Sponsor:	Olive Branch Community Development Inc.
Contact:	Maria Medina
Address:	6451 Box Springs Blvd. Riverside, CA 92507
Phone:	(951) 907-2370
Email:	mariaolivebranchcd@outlook.com

Bond Financing Information

CDLAC Applicant/Bond Issuer:	CalHFA
Bond Counsel:	Orrick, Harrington & Sutcliffe LLP
Private Placement Purchaser:	Citibank, N.A.

Development Team

General Partners / Principal Owners:	Kingdom AO, LLC Olive Branch Community Development Inc. R2H Development LLC
General Partner Type:	Joint Venture
Parent Companies:	Kingdom Development, Inc. Olive Branch Community Development Inc. R2H Development LLC
Developer:	R2H Development LLC
Investor/Consultant:	R4 Capital
Management Agent:	VPM Management Inc.

Project Information

Construction Type:	New Construction	
Total # Residential Buildings:	1	
Total # of Units:	205	
No. / % of Low Income Units:	203	100.00%
Average Targeted Affordability:	57.24%	
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:	Mixed Income Set Aside
Project Analyst:	Sarah Lester

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	21	10%
50% AMI:	41	20%
60% AMI:	93	46%
70% AMI*:	48	24%

*CTCAC restricted only

Unit Mix

4	SRO/Studio Units
79	1-Bedroom Units
122	2-Bedroom Units
205	Total Units

Unit Type & Number		2025 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
1	SRO/Studio	30%	$795
1	SRO/Studio	50%	$1,325
1	SRO/Studio	60%	$1,590
1	SRO/Studio	70%	$1,612
8	1 Bedroom	30%	$852
16	1 Bedroom	50%	$1,420
47	1 Bedroom	60%	$1,704
8	1 Bedroom	70%	$1,829
12	2 Bedrooms	30%	$1,022
24	2 Bedrooms	50%	$1,703
45	2 Bedrooms	60%	$2,044
39	2 Bedrooms	70%	$2,194
1	2 Bedrooms	Manager's Unit	$1,500

Project Cost Summary at Application	
Land and Acquisition	$5,010,000
Construction Costs	$29,413,707
Rehabilitation Costs	$0
Construction Hard Cost Contingency	$2,688,600
Soft Cost Contingency	$1,440,897
Relocation	$0
Architectural/Engineering	$750,000
Const. Interest, Perm. Financing	$7,758,256
Legal Fees	$955,000
Reserves	$1,511,928
Other Costs	$6,254,987
Developer Fee	$6,823,379
Commercial Costs	$0
Total	**$62,606,754**

Residential	
Construction Cost Per Square Foot:	$198
Per Unit Cost:	$305,399
Estimated Hard Per Unit Cost:	$255,220
True Cash Per Unit Cost*:	$286,415
Bond Allocation Per Unit:	$76,869
Bond Allocation Per Restricted Rental Unit:	$101,666

Construction Financing

Source	Amount
Citibank N.A.: Tax-Exempt	$15,758,208
Citibank N.A.: Taxable	$31,987,130
Deferred Costs	$10,400,647
Tax Credit Equity	$4,460,769

Permanent Financing

Source	Amount
CalHFA: Tax-Exempt	$15,758,208
CalHFA: Taxable	$14,653,016
CalHFA: MIP	$6,000,000
Deferred Developer Fee	$3,891,687
Tax Credit Equity	$22,303,843
TOTAL	**$62,606,754**

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

Determination of Credit Amount(s)

Requested Eligible Basis:	$52,312,574
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	$68,006,346
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	$2,720,254
Approved Developer Fee (in Project Cost & Eligible Basis):	$6,823,379
Federal Tax Credit Factor:	$0.81992

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: 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 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-26-599 / Borden Village

Points System	Max. Possible Points		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 is located in a "pro-housing" jurisdiction	10	0	10	10
Exceeding Minimum Income Restrictions	**20**	**20**	**20**	**20**
Tax Credit Units: 10% @ <=30% AMI & 10% @ <=50% AMI	20	0	20	20
Exceeding Minimum Rent Restrictions	**10**	**10**	**10**	**10**
Average targeted affordability is 26% 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**	**10**
10% @ 30% AMI, 10% @ 50% AMI	9	0	9	9
Service Amenities	**10**	**10**	**10**	**10**
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 ½ mile of public library	3	3	3	3
Within ½ mile of a full-scale grocery/supermarket of at least 25,000 sf	5	5	5	5
Within ½ mile of medical clinic or hospital	3	3	3	3
Within ½ mile of a pharmacy	2	2	2	2
Negative Points	**No Maximum**		0	0
Total Points	**112**	**102**	**111**	**111**