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

Selby Gardens, located at 1740 North Hudson Avenue in Los Angeles on a 0.24 acre site, requested and is being recommended for a reservation of $2,546,163 in annual federal tax credits, $10,062,632 in total state tax credits, and $14,734,890 of tax-exempt bond cap to finance the new construction of 65 units of housing, consisting of 64 restricted rental units and 1 unrestricted manager's unit. The project will have 54 studio units, 10 one-bedroom units, and 1 two-bedroom unit, serving tenants with rents affordable to households earning 30%-60% of area median income (AMI). The construction is expected to begin in December 2026 and be completed in December 2028. The project will be developed by A Community of Friends and will be located in Senate District 24 and Assembly District 51.

The project will be receiving rental assistance in the form of HUD Continuum of Care (CoC). The project financing includes state funding from the No Place Like Home (NPLH) and Multifamily Housing Program (MHP) of HCD.

Project Number CA-26-629

Project Name Selby Gardens
Site Address: 1740 North Hudson Avenue
Los Angeles, CA 90028
County: Los Angeles
Census Tract: 1902.01

Tax Credit Amounts

	Federal/Annual	State/Total
Requested:	$2,546,163	$10,062,632
Recommended:	$2,546,163	$10,062,632

Tax-Exempt Bond Allocation
Recommended: $14,734,890

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Selby Supportive Housing, L.P.
Contact: Dora Leong Gallo
Address: 3701 Wilshire Boulevard, # 700
Los Angeles, CA 90010
Phone: 213-480-0809
Email: dgallo@acof.org

Bond Financing Information
CDLAC Applicant/Bond Issuer: City of Los Angeles
Bond Counsel: Kutak Rock LLP
Private Placement Purchaser: Citibank, N.A.

Development Team

General Partner / Principal Owner:	Supportive Housing LLC
General Partner Type:	Nonprofit
Parent Company:	A Community of Friends
Developer:	A Community of Friends
Investor/Consultant:	California Housing Partnership
Management Agent:	A Community of Friends

Project Information

Construction Type:	New Construction	
Total # Residential Buildings:	1	
Total # of Units:	65	
No. / % of Low Income Units:	64	100.00%
Average Targeted Affordability:	45.47%	
Federal Set-Aside Elected:	40%/60%	
Federal Subsidy:	Tax-Exempt / HUD CoC Project Rental Assistance Demonstration Vouchers (21 units - 31%)	

Information

Housing Type:	Non-Targeted
Geographic Area:	City of Los Angeles
State Ceiling Pool:	New Construction
Set Aside:	Extremely Low/Very Low Income Set Aside
Project Analyst:	Erin Deblaquiere

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	31	48%
60% AMI:	33	52%

Unit Mix

54	SRO/Studio Units
10	1-Bedroom Units
1	2-Bedroom Units
65	Total Units

Unit Type & Number		2025 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
3	SRO/Studio	30%	$795
18	SRO/Studio	30%	$795
6	SRO/Studio	30%	$370
27	SRO/Studio	60%	$1,590
4	1 Bedroom	30%	$370
6	1 Bedroom	60%	$1,704
1	2 Bedrooms	Manager’s Unit	$0

Project Cost Summary at Application

Land and Acquisition	$4,616,746
Construction Costs	$31,408,121
Rehabilitation Costs	$2,001,508
Construction Hard Cost Contingency	$3,145,562
Soft Cost Contingency	$433,590
Relocation	$0
Architectural/Engineering	$1,430,084
Const. Interest, Perm. Financing	$4,703,106
Legal Fees	$175,000
Reserves	$467,190
Other Costs	$2,920,070
Developer Fee	$6,386,696
Commercial Costs	$0
Total	**$57,687,673**

Residential

Construction Cost Per Square Foot:	$647
Per Unit Cost:	$887,503
Estimated Hard Per Unit Cost:	$413,238
True Cash Per Unit Cost*:	$827,707
Bond Allocation Per Unit:	$226,691
Bond Allocation Per Restricted Rental Unit:	$230,233

Construction Financing

Source	Amount
Citibank: Tax-Exempt	$14,734,890
Citibank: Taxable	$10,056,365
HCD: MHP	$1,480,873
HCD: NPLH	$5,308,805
LAHD[1]: Homes for LA	$14,160,609
LAHD: CRA[2]	$940,680
LAHD: CDBG1[3]	$2,091,397
Deferred Costs	$1,927,691
Accrued Interests	$328,336
Deferred Developer Fee	$3,886,696
Tax Credit Equity	$2,771,331

Permanent Financing

Source	Amount
HCD: MHP	$1,480,873
HCD: NPLH	$5,310,000
LAHD[1]: Homes for LA	$14,160,609
LAHD: CRA[2]	$940,680
LAHD: CDBG1[3]	$2,091,397
Accrued Interests	$328,336
Deferred Developer Fee	$3,886,696
Tax Credit Equity	$29,489,082
TOTAL	**$57,687,673**

*Less Donated Land, Seller Carryback Loans, Waived Fees, and Deferred Developer Fee
[1]Los Angeles Housing Department
[2]City of Los Angeles Community Redevelopment Agency
[3]Community Development Block Grant

Determination of Credit Amount(s)

Requested Eligible Basis:	$48,964,673
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	$63,654,075
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	$2,546,163
Total State Credit:	$10,062,632
Approved Developer Fee (in Project Cost & Eligible Basis):	$6,386,696
Federal Tax Credit Factor:	$0.82225
State 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 31 Low-Income Units (48% of the Low-Income Units) to serve Special Needs Population(s), as defined in CTCAC Regulations Section 10302(kkk).

This project currently is a 2-story residential buildings on site, containing 28 SRO units, which will be demolished. Tenants will be relocated in accordance with federal relocation assistance laws and guidelines.

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-26-629 / Selby Gardens

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	20	20	20
Exceeding Minimum Rent Restrictions	**10**	**10**	**10**	**10**
Average targeted affordability is 33% 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
Case Manager, minimum ratio of 1 FTE to 100 bedrooms	5	5	5	5
Cost Containment	**12**	**12**	**12**	**12**
Project eligible basis is 24% 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 ¼ mile of a neighborhood market of at least 5,000 sf	4	4	4	4
Within ½ mile of medical clinic or hospital	3	3	3	3
Total Points	**112**	**102**	**111**	**111**

Tie Breaker: 79.855%