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

Freedom West Senior, located at 880 McAllister Street in San Francisco on a 0.43 acre site, requested and is being recommended for a reservation of $5,108,189 in annual federal tax credits and $30,000,000 of tax-exempt bond cap to finance the new construction of 115 units of housing, consisting of 114 restricted rental units and 1 unrestricted manager's unit. The project will have 78 one-bedroom units, and 37 two-bedroom units, serving tenants with rents affordable to households earning 30%-50% of area median income (AMI). The construction is expected to begin in February 2027 and be completed in December 2028. The project will be developed by Freedom West Senior Partners, L.P. and will be located in Senate District 11 and Assembly District 17.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers.

Project Number CA-26-642

Project Name Freedom West Senior

Site Address:	880 McAllister Street San Francisco, CA 94102
County:	San Francisco
Census Tract:	161.02

Tax Credit Amounts

	Federal/Annual	State/Total
Requested:	$5,108,189	$0
Recommended:	$5,108,189	$0

Tax-Exempt Bond Allocation

Recommended:	$30,000,000

CTCAC Applicant Information

CTCAC Applicant/CDLAC Sponsor:	Freedom West Senior Partners, L.P.
Contact:	Catherine Etzel
Address:	1388 Sutter Street, 11th Fl San Francisco, CA 94109
Phone:	415-345-4400
Email:	cetzel@jsco.net

Bond Financing Information

CDLAC Applicant/Bond Issuer:	City and County of San Francisco
Bond Counsel:	Squire Patton Boggs (US) LLP
Private Placement Purchaser:	JP Morgan Chase Bank, N. A.

Development Team

General Partners / Principal Owners:	JSCo Freedom West, LLC BHPMSS Freedom West LLC Freedom West Community Development Corporation
General Partner Type:	Joint Venture
Parent Companies:	The John Stewart Company Bayview Hunters Point Multipurpose Senior Center Freedom West Homes Corporation
Developer:	Freedom West Senior Partners, L.P.
Management Agent:	The John Stewart Company

Project Information

Construction Type:	New Construction	
Total # Residential Buildings:	1	
Total # of Units:	115	
No. / % of Low Income Units:	114	100.00%
Average Targeted Affordability:	40.35%	
Federal Set-Aside Elected:	40%/60%	
Federal Subsidy:	Tax-Exempt / HUD Section 8 Project-based Vouchers (114 Units - 99%)	

Information

Housing Type:	Non-Targeted
Geographic Area:	Bay Area Region
State Ceiling Pool:	New Construction
Project Analyst:	Amit Sarang

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	55	48%
50% AMI:	59	52%

Unit Mix

78	1-Bedroom Units
37	2-Bedroom Units
115	Total Units

Unit Type & Number		2025 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
39	1 Bedroom	30%	$1,087
39	1 Bedroom	50%	$1,499
16	2 Bedrooms	30%	$1,305
20	2 Bedrooms	50%	$1,741
1	2 Bedrooms	Manager’s Unit	$0

Project Cost Summary at Application

Land and Acquisition	$7,326,614
Construction Costs	$74,025,754
Rehabilitation Costs	$0
Construction Hard Cost Contingency	$0
Soft Cost Contingency	$900,405
Relocation	$0
Architectural/Engineering	$4,164,252
Const. Interest, Perm. Financing	$14,627,777
Legal Fees	$1,375,131
Reserves	$2,301,240
Other Costs	$5,717,566
Developer Fee	$7,547,157
Commercial Costs	$737,275
Total	**$118,723,172**

Residential

Construction Cost Per Square Foot:	$867
Per Unit Cost:	$1,025,686
Estimated Hard Per Unit Cost:	$568,173
True Cash Per Unit Cost*:	$993,289
Bond Allocation Per Unit:	$260,870
Bond Allocation Per Restricted Rental Unit:	$263,158

Construction Financing

Source	Amount
JP Morgan Chase: Tax-Exempt	$30,000,000
JP Morgan Chase: Taxable	$38,861,292
MOHCD[1]	$23,000,000
Deferred Costs	$10,615,814
Deferred Developer Fee	$3,750,000
General Partner Equity	$3,400,000
Tax Credit Equity	$9,096,066

Permanent Financing

Source	Amount
JP Morgan Chase: Taxable	$35,562,000
MOHCD[1]	$23,000,000
Accrued Interest	$1,192,880
Deferred Costs	$6,100,000
Deferred Developer Fee	$3,750,000
General Parner Equity	$3,400,000
Tax Credit Equity	$45,718,292
TOTAL	**$118,723,172**

*Less Donated Land, Seller Carryback Loans, Waived Fees, and Deferred Developer Fee
[1]San Francisco Mayor's Office of Housing and Community Development

Determination of Credit Amount(s)

Requested Eligible Basis:	$98,288,521
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	$127,775,077
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	$5,108,189
Approved Developer Fee in Project Cost:	$7,547,157
Approved Developer Fee in Eligible Basis:	$7,515,154
Federal Tax Credit Factor:	$0.89500

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 applicant’s estimate of the 3-month operating reserve shown in the application development budget is slightly below CTCAC’s minimum. Pursuant to CTCAC Regulations 10327(a), the shortage of sources for the 3-month operating reserve is within the $50,000 limit allowed by CTCAC to be deemed an application error which shall be covered by the project's contingency line item. The applicant must correct the 3- month operating reserve in the readiness submission. 50% of the contingency costs will not cover the gap.

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-26-642 / Freedom West Senior

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**
Average targeted affordability is 19 percent below 60%	20	20	20	20
Exceeding Minimum Rent Restrictions	**10**	**10**	**10**	**10**
Average targeted affordability is 59% 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
Other Services Specialist, minimum ratio of 1 FTE to 600 bedrooms	5	5	5	5
Adult ed/health & wellness/skill bldg classes, min. 84 hrs/yr instruction	7	7	7	7
Cost Containment	**12**	**12**	**12**	**12**
Project eligible basis is 52% 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	0
Within ½ mile of medical clinic or hospital	3	3	3	3
Within ½ mile of a pharmacy	2	2	2	2
Total Points	**112**	**102**	**111**	**111**

Tie Breaker: 274.049%