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

New Dana Strand Townhomes, located at 450 North King Avenue in Los Angeles on a 8.35 acre site, requested and is being recommended for a reservation of $3,694,278 in annual federal tax credits and $21,830,917 of tax-exempt bond cap to finance the acquisition & rehabilitation of 116 units of housing, consisting of 114 restricted rental units and 2 unrestricted manager's units. The project has 13 two-bedroom units, 83 three-bedroom units, and 20 four-bedroom units, serving families with rents affordable to households earning 25%-60% of area median income (AMI). The construction is expected to begin in February 2027 and be completed in August 2028. The project will be developed by Wilmington Townhomes Housing Partners, LP and is located in Senate District 35 and Assembly District 65.

New Dana Strand Townhomes is a resyndication of an existing Low Income Housing Tax Credit (LIHTC) project, New Dana Strand Townhomes (CA-2005-843). See Resyndication and Resyndication Transfer Event below for additional information. The project will be receiving rental assistance in the form of HUD RAD Project-based Vouchers and Section 8 Project-based Vouchers. The project financing includes state funding from the Multifamily Housing Program (MHP) of HCD.

Project Number CA-26-653

Project Name New Dana Strand Townhomes
Site Address: 450 North King Avenue
Los Angeles, CA 90744
County: Los Angeles
Census Tract: 2949.00

Tax Credit Amounts

	Federal/Annual	State/Total
Requested:	$3,694,278	$0
Recommended:	$3,694,278	$0

Tax-Exempt Bond Allocation
Recommended: $21,830,917

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Wilmington Townhomes Housing Partners, LP
Contact: Tina Smith-Booth
Address: 2600 Wilshire Boulevard, 4th Floor
Los Angeles, CA 90057
Phone: 213-252-8844
Email: Tina.Booth@hacla.org

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

Development Team

General Partners / Principal Owners:	La Cienega Wilmington Townhomes, LLC Mercy Wilmington Townhomes LLC
General Partner Type:	Nonprofit
Parent Companies:	La Cienega LOMOD, Inc. Mercy Housing Calwest
Developer:	Wilmington Townhomes Housing Partners, LP
Investor/Consultant:	California Housing Partnership
Management Agent:	WSH Management

Project Information

Construction Type:	Acquisition & Rehabilitation	
Total # Residential Buildings:	12	
Total # of Units:	116	
No. / % of Low Income Units:	114	100.00%
Average Targeted Affordability:	49.74%	
Federal Set-Aside Elected:	40%/60%	
Federal Subsidy:	Tax-Exempt / HUD RAD Project-based Vouchers (40 Units - 34%) / HUD Section 8 Project-based Vouchers (20 Units - 17%)	

Information

Housing Type:	Large Family
Geographic Area:	City of Los Angeles
State Ceiling Pool:	Acquisition/Rehabilitation
Set Aside:	N/A
Project Analyst:	Cynthia Compton

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
25% AMI:	8	7%
50% AMI:	89	78%
60% AMI:	17	15%

Unit Mix

13	2-Bedroom Units
83	3-Bedroom Units
20	4-Bedroom Units
116	Total Units

Unit Type & Number		2025 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
1	2 Bedrooms	25%	$852
1	3 Bedrooms	25%	$984
3	3 Bedrooms	25%	$984
3	4 Bedrooms	25%	$1,098
1	3 Bedrooms	60%	$1,378
1	2 Bedrooms	50%	$1,192
2	3 Bedrooms	50%	$1,378
1	4 Bedrooms	50%	$1,537
2	2 Bedrooms	50%	$1,192
25	3 Bedrooms	50%	$1,378
6	4 Bedrooms	50%	$1,537
15	3 Bedrooms	50%	$1,190
5	4 Bedrooms	50%	$1,428
2	3 Bedrooms	50%	$1,575
4	2 Bedrooms	50%	$1,703
5	3 Bedrooms	50%	$1,969
1	2 Bedrooms	50%	$1,454
8	3 Bedrooms	50%	$1,611
4	4 Bedrooms	50%	$1,651
1	2 Bedrooms	50%	$1,703
2	3 Bedrooms	50%	$1,969
3	3 Bedrooms	50%	$1,404
1	2 Bedrooms	50%	$1,703
1	4 Bedrooms	50%	$2,196
16	3 Bedrooms	60%	$1,848
1	2 Bedrooms	Manager’s Unit	$0
1	2 Bedrooms	Manager’s Unit	$0

Project Cost Summary at Application	
Land and Acquisition	$33,530,000
Construction Costs	$0
Rehabilitation Costs	$23,735,548
Construction Hard Cost Contingency	$3,540,532
Soft Cost Contingency	$620,309
Relocation	$2,350,000
Architectural/Engineering	$1,030,000
Const. Interest, Perm. Financing	$8,983,340
Legal Fees	$450,000
Reserves	$1,589,559
Other Costs	$1,127,443
Developer Fee	$7,377,500
Commercial Costs	$0
Total	**$84,334,231**

Residential

Construction Cost Per Square Foot:	$122
Per Unit Cost:	$727,019
Estimated Hard Per Unit Cost:	$176,249
True Cash Per Unit Cost*:	$605,064
Bond Allocation Per Unit:	$188,198
Bond Allocation Per Restricted Rental Unit:	$191,499

Construction Financing

Source	Amount
Citibank: Tax-Exempt	$21,830,917
Citibank: Taxable	$16,036,626
Seller Carryback	$10,180,116
HCD: MHP	$12,106,717
LAHD: AHTF[1]	$2,796,650
HACLA[2]	$6,607,910
Deferred Costs	$4,024,064
Accrued Interest	$3,061,671
Acquired Reserves	$708,112
Deferred Developer Costs	$3,966,726
Tax Credit Equity	$3,014,722

Permanent Financing

Source	Amount
Citibank: Tax-Exempt	$14,952,000
Seller Carryback	$10,180,116
HCD: MHP	$12,106,717
LAHD: AHTF[1]	$2,796,650
HACLA[2]	$6,607,910
Accrued Interest	$3,061,671
Acquired Reserves	$708,112
Deferred Developer Costs	$3,966,726
Tax Credit Equity	$29,954,329
TOTAL	**$84,334,231**

*Less Donated Land, Seller Carryback Loans, Waived Fees, and Deferred Developer Fee
[1]Los Angeles Housing Department: Affordable Housing Trust Fund
[2]Housing Authority of the City of Los Angeles

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	$43,478,041
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	$35,835,502
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	$56,521,453
Qualified Basis (Acquisition):	$35,835,502
Applicable Rate:	4.00%
Maximum Annual Federal Credit, Rehabilitation:	$2,260,858
Maximum Annual Federal Credit, Acquisition:	$1,433,420
Total Maximum Annual Federal Credit:	$3,694,278
Approved Developer Fee (in Project Cost & Eligible Basis):	$7,377,500
Federal Tax Credit Factor:	$0.81083

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 has requested and been granted a waiver to reduce the 10% mobility feature requirement under CTCAC Regulation Section 10325(f)(7)(K) down to 6%.

Resyndication and Resyndication Transfer Event

Prior to closing, the applicant or its assignee shall obtain CTCAC's consent to assign and assume the existing Regulatory Agreement (CA-2005-843).To be eligible for a new award of tax credits, the owner must provide documentation with the Form 8609 request (the placed in service submission) that the acquisition date and the placed in service date both occurred after the existing federal 15 year compliance period was completed.For resyndications that were originally rehabilitation and acquisition, the resyndication acquisition date cannot occur before the last rehabilitation credit year of the original credit period.

As required by the IRS, the newly resyndicated project will continue to use the originally assigned Building Identification Numbers (BINs).

The newly resyndicated project shall continue to meet the rents and income targeting levels in the existing regulatory agreement(s) and any deeper targeting levels in the new regulatory agreement(s) for the duration of the new regulatory agreement(s). Existing households determined to be income-qualified for purposes of IRC §42 credit during the 15-year compliance period are concurrently income-qualified households for purposes of the extended use agreement. As a result, any household determined to be income qualified at the time of move-in under the existing regulatory agreement (CA-2005-843) is a qualified low-income household for the subsequent allocation (existing household eligibility is “grandfathered”).

The project is a resyndication where the existing regulatory agreement requires service amenities.The project shall provide a similar or greater level of services for a period of at least 15 years under the new regulatory agreement. The project is deemed to have met this requirement based on CTCAC staff’s review of the commitment in the application. The services documented in the placed in service package will be reviewed by CTCAC staff for compliance with this requirement at the time of the placed in service submission.

The project is a re-syndication occurring concurrently with a Transfer Event without distribution of Net Project Equity, and thus is waived from setting aside a Short Term Work Capitalized Replacement Reserve that is otherwise required.

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-26-653 / New Dana Strand Townhomes

Points System	Max. Possible New Const.	Max. Possible Rehab.	Points Requested	Points Awarded
Acquisition/Rehabilitation Project Priorities	**0**	**20**	**19**	**19**
No distribution of net project equity to GP/related party No partial/full repayment of existing soft financing >500k or 1.5% TDC *Cash-out developer fee limited to 80% of CTCAC cash-out limit*	0	10	10	10
HUD RAD or new USDA Section 515 rehabiliation project	0	9	9	9
New Construction Density and Local Incentives	**10**	**0**	**0**	**0**
Exceeding Minimum Income Restrictions	**20**	**20**	**20**	**20**
Average targeted affordability is 10 percent below 60%	20	0	20	20
Exceeding Minimum Rent Restrictions	**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**	**0**	**0**
Readiness to Proceed	**10**	**10**	**10**	**10**
Access to Opportunity	**10**	**0**	**0**	**0**
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
SPECIAL NEEDS, SRO HOUSING TYPES; NON-TARGETED				
Cost Containment	**12**	**12**	**12**	**12**
Project eligible basis is 55% 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 minutes in rush hours	6	6	6	6
Within ½ mile of public park or community center open to general public	3	3	3	3
Within 1 mile of a full-scale grocery/supermarket of at least 25,000 sf	4	4	4	4
Within ¼ mile of a public elementary school	3	3	3	3
Within 1 mile of medical clinic or hospital	2	2	2	2
Total Points	**112**	**102**	**101**	**101**

Tie Breaker: 350.376%