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

Baldwin Village II, located at five sites (see below) in Los Angeles County on a total of 2.49 acres, requested and is being recommended for a reservation of $1,182,136 in annual federal tax credits and $8,000,000 of tax-exempt bond cap to finance the acquisition & rehabilitation of 83 units of housing, consisting of 81 restricted rental units and 2 unrestricted manager's units. The project has 38 two-bedroom units, 16 three-bedroom units, and 29 four-bedroom units, serving families with rents affordable to households earning 30%-60% of area median income (AMI). The construction is expected to begin in November 2026 and be completed in November 2027. The project will be developed by Valued Housing II, LLC and is located in Senate District 28 and Assembly District 55.

Baldwin Village II is a resyndication of an existing Low Income Housing Tax Credit (LIHTC) project, Baldwin Village Scattered Sites & Watson II (CA-99-847). See Resyndication and Resyndication Transfer Event below for additional information.

Project Number CA-26-656

Project Name Baldwin Village II

Site Addresses:

	Site 1 3939 Ursula Avenue Los Angeles, CA 90008 County: Los Angeles Census Tract: 2362.05	Site 2 4729 Tacana Street Los Angeles, CA 90008 County: Los Angeles Census Tract: 2362.05
	Site 3 4040 Nicolet Avenue Los Angeles, CA 90008 County: Los Angeles Census Tract: 2362.04	Site 4 3919 Nicolet Avenue Los Angeles, CA 90008 County: Los Angeles Census Tract: 2362.05
	Site 5 6122 11th Avenue Los Angeles, CA 90043 County: Los Angeles Census Tract: 2349.01	

Tax Credit Amounts

	Federal/Annual	State/Total
Requested:	$1,182,136	$0
Recommended:	$1,182,136	$0

Tax-Exempt Bond Allocation

Recommended: $8,000,000

CTCAC Applicant Information

CTCAC Applicant/CDLAC Sponsor:	Valued Housing II, LLC
Contact:	Peter Barker
Address:	1101 E. Orangewood Ave., Suite 200 Anaheim, CA 92805
Phone:	714-533-3450
Email:	pbarker@barkermgmt.com

Bond Financing Information

CDLAC Applicant/Bond Issuer:	City of LA / Los Angeles Housing Department
Bond Counsel:	Kutak Rock LLP
Private Placement Purchaser:	Lument
Cash Flow Permanent Bond:	Applicable

Development Team

General Partners / Principal Owners:	Valued Housing II, LLC Western Community Housing
General Partner Type:	Joint Venture
Parent Companies:	Valued Housing II, LLC Western Community Housing
Developer:	Valued Housing II, LLC
Investor/Consultant:	R4 Capital
Management Agent:	Barker Management, Inc.

Project Information

Construction Type:	Acquisition & Rehabilitation	
Total # Residential Buildings:	5	
Total # of Units:	83	
No. / % of Low Income Units:	81	100.00%
Average Targeted Affordability:	53.58%	
Federal Set-Aside Elected:	40%/60%	
Federal Subsidy:	Tax-Exempt / HOME	

Information

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

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	9	11%
50% AMI:	25	31%
60% AMI:	47	58%

Unit Mix

38	2-Bedroom Units
16	3-Bedroom Units
29	4-Bedroom Units
83	Total Units

Unit Type & Number		2025 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
5	2 Bedrooms	30%	$765
3	2 Bedrooms	30%	$881
1	2 Bedrooms	30%	$986
2	2 Bedrooms	50%	$1,002
8	2 Bedrooms	50%	$1,077
2	2 Bedrooms	50%	$1,186
4	2 Bedrooms	50%	$1,346
2	2 Bedrooms	50%	$1,481
2	2 Bedrooms	50%	$1,703
2	2 Bedrooms	60%	$1,877
2	2 Bedrooms	60%	$2,044
2	3 Bedrooms	60%	$991
1	3 Bedrooms	60%	$1,092
4	3 Bedrooms	60%	$1,298
3	3 Bedrooms	60%	$1,479
1	3 Bedrooms	60%	$1,641
3	3 Bedrooms	60%	$1,708
1	4 Bedrooms	60%	$1,020
4	4 Bedrooms	60%	$1,132
1	4 Bedrooms	60%	$1,447
7	4 Bedrooms	60%	$1,667
1	4 Bedrooms	60%	$1,833
3	4 Bedrooms	60%	$1,929
2	4 Bedrooms	60%	$2,168
2	4 Bedrooms	60%	$2,423
1	4 Bedrooms	60%	$2,551
2	4 Bedrooms	60%	$2,635
2	2 Bedrooms	50%	$1,703
3	2 Bedrooms	50%	$1,623
1	3 Bedrooms	60%	$2,363
4	4 Bedrooms	60%	$2,244
1	3 Bedrooms	Manager’s Unit	$0
1	4 Bedrooms	Manager’s Unit	$0

Project Cost Summary at Application

Land and Acquisition	$14,800,000
Construction Costs	$0
Rehabilitation Costs	$8,599,705
Construction Hard Cost Contingency	$955,522
Soft Cost Contingency	$25,000
Relocation	$733,845
Architectural/Engineering	$175,000
Const. Interest, Perm. Financing	$1,482,413
Legal Fees	$150,000
Reserves	$1,305,935
Other Costs	$301,673
Developer Fee	$1,862,850
Commercial Costs	$0
Total	**$30,391,943**

Residential

Construction Cost Per Square Foot:	$94
Per Unit Cost:	$366,168
Estimated Hard Per Unit Cost:	$90,234
True Cash Per Unit Cost*:	$357,364
Bond Allocation Per Unit:	$96,386
Bond Allocation Per Restricted Rental Unit:	$98,765

Construction Financing

Source	Amount
Lument: Tax-Exempt	$8,000,000
Lument: Taxable	$8,300,000
LAHD[1]: HOME	$11,096,533
Acquired Reserves	$1,000,000
Deferred Costs	$799,194
Net Operating Income	$250,507
Tax Credit Equity	$945,709

Permanent Financing

Source	Amount
Lument: Tax-Exempt	$7,650,000
LAHD[1]: HOME	$11,096,533
Acquired Reserves	$1,000,000
Net Operating Income	$457,596
Deferred Developer Fee	$730,726
Tax Credit Equity	$9,457,088
TOTAL	**$30,391,943**

*Less Donated Land, Seller Carryback Loans, Waived Fees, and Deferred Developer Fee
[1]Los Angeles Housing Department

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	$10,911,591
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	$13,873,600
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	$15,679,807
Qualified Basis (Acquisition):	$13,873,600
Applicable Rate:	4.00%
Maximum Annual Federal Credit, Rehabilitation:	$627,192
Maximum Annual Federal Credit, Acquisition:	$554,944
Total Maximum Annual Federal Credit:	$1,182,136
Approved Developer Fee (in Project Cost & Eligible Basis):	$1,862,850
Federal Tax Credit Factor:	$0.80000

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
This project involves the substantial rehabilitation of 5 scattered site buildings in the city of Los Angeles.

The project's original CTCAC regulatory agreement for CA-99-847 reflects the project having 83 low-income units and no manager units. CTCAC approved the applicant's request to convert one three-bedroom unit and one four-bedroom unit to manager units.

The applicant requested and was granted a waiver for the recreational facilities requirement for children of all ages under CTCAC Regulation Section 10325(g)(1)(D). The applicant has demonstrated availability of play or recreational facilities suitable for children of all ages in the form of nearby and readily accessible recreational facilities adjacent to the proposed project, Jim Gilliam Park for Sites 1-4 and 11th Avenue Park for Site 5.

This project has requested and was granted a waiver of the large family housing type requirement to provide dishwashers under CTCAC Regulation Section 10325(g)(1)(H) in the project's 38 two-bedroom units. Dishwashers will be provided in the remaining 16 three-bedroom units and 29 four-bedroom units.

This project has requested and was granted a waiver of the large family housing type requirement to provide 1,400 square feet of common area under CTCAC Regulation Section 10325(g)(1)(E) due to the configuration of existing conditions at the project's 5 sites. This project has several existing common areas, including two leasing offices with restrooms; however, these common areas combined do not meet the minimum size requirement.

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-99-847). 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-99-847) is a qualified low-income household for the subsequent allocation (existing household eligibility is “grandfathered”).

The project is a resyndication 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-26-656 / Baldwin Village II

Points System	Max. Possible New Const.	Max. Possible Rehab.	Points Requested	Points Awarded
Acquisition/Rehabilitation Project Priorities	**0**	**20**	**17**	**17**
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
LIHTC project, >20 years from PIS	0	7	7	7
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 41% 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
Readiness to Proceed	**10**	**10**	**10**	**10**
Service Amenities	**10**	**10**	**10**	**10**
LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES; NON-TARGETED				
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 74% less than the CDLAC adjusted TBL; 1 pt per %	12	12	12	12
Site Amenities	**10**	**10**	**10**	**10**
Sites 1 through 4				
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 ½ mile of a full-scale grocery/supermarket of at least 25,000 sf	5	5	5	5
Within ¾ mile of a public elementary school	3	3	3	3
Within ½ mile of medical clinic or hospital	3	3	3	3
Within 1 mile of a pharmacy	1	1	1	1
Site 5				
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	2	2
Within 1 mile of public library	2	2	2	2
Within ½ mile of a full-scale grocery/supermarket of at least 25,000 sf	5	5	5	5
Within 1 mile of a public high school	3	3	3	3
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**	**99**	**99**

Tie Breaker: 588.400%