

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

2026 Second Round

October 6, 2026

Park Kingsburg Apartments, located at 333 Kern Street in Kingsburg, requested and is being recommended for a reservation of \$993,575 in annual federal tax credits and \$854,873 in total state tax credits to finance the rehabilitation of 100 units of housing serving tenants with rents affordable to households earning 30%-80% of area median income (AMI). The project will be developed by Horizon Development Consulting, LLC & ELOM LLC and is located in Senate District 16 and Assembly District 33.

The project is currently at-risk, but is being recommended for a reservation of tax credits that will preserve affordability for an additional 55 years. The project will be receiving rental assistance in the form of USDA RHS 521 Rental Assistance.

Project Number CA-26-083

Project Name Park Kingsburg Apartments
Site Address: 333 Kern Street
Kingsburg, CA 93631
County: Fresno
Census Tract: 0072.02

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$993,575	\$854,873
Recommended:	\$993,575	\$854,873

Applicant Information

Applicant: Horizon ELOM Holdings, LLC
Contact: Keith Stanley
Address: 26565 West Agoura Road, Suite 200
Calabasas, CA 91302
Phone: 818-330-3314
Email: keith.stanley@horizondev.com

General Partners / Principal Owners: Horizon ELOM Holdings, LLC
AOF/Pacific Affordable Housing Corp.
General Partner Type: Joint Venture
Parent Companies: Horizon Development Consulting, LLC & ELOM LLC
The American Opportunity Foundation, Inc.
Developer: Horizon Development Consulting, LLC & ELOM LLC
Investor/Consultant: RBC Community Investments
Management Agent: Michaels Management-Affordable, LLC

Project Information

Construction Type:	Rehabilitation-Only
Total # Residential Buildings:	1
Total # of Units:	101
No. & % of Tax Credit Units:	100 100%
Federal Set-Aside Elected:	40%/60% Average
Federal Subsidy:	USDA RHS 521 Rental Assistance (92 Units - 92%) / USDA Section 515

Information

Set-Aside:	Rural
Housing Type:	At-Risk
Geographic Area:	N/A
CTCAC Project Analyst:	Ruben Barcelo

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percent of Required Affordable Units</u>
At or Below 30% AMI:	15	15%
At or Below 40% AMI:	25	25%
At or Below 50% AMI (Rural):	25	25%
At or Below 60% AMI:	25	25%
At or Below 80% AMI:	10	10%

Unit Mix

100	1-Bedroom Units
1	2-Bedroom Units
101	Total Units

<u>Unit Type & Number</u>	<u>2026 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
15 1 Bedroom	30%	\$546
25 1 Bedroom	40%	\$728
25 1 Bedroom	50%	\$910
25 1 Bedroom	60%	\$1,092
2 1 Bedroom	80%	\$1,092
8 1 Bedroom	80%	\$425
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$5,900,000
Construction Costs	\$0
Rehabilitation Costs	\$6,916,603
Construction Contingency	\$846,091
Relocation	\$303,000
Architectural/Engineering	\$225,000
Const. Interest, Perm. Financing	\$1,682,893
Legal Fees	\$165,000
Reserves	\$519,986
Other Costs	\$357,520
Developer Fee	\$1,439,963
Commercial Costs	\$0
Total	\$18,356,056

Residential

Construction Cost Per Square Foot:	\$79
Per Unit Cost:	\$181,743
True Cash Per Unit Cost*:	\$181,743

Construction Financing

Source	Amount
Merchants Bank of Indiana	\$3,000,000
Merchants Bank of Indiana: Bridge Loan	\$5,625,000
USDA: Section 515	\$2,000,000
USDA: Assumed Section 515	\$3,062,873
USDA: Section 515 Accrued Interest	\$242,959
County of Fresno	\$2,000,000
Deferred Costs	\$519,986
Deferred Developer Fee	\$11,222
Tax Credit Equity	\$1,894,016

Permanent Financing

Source	Amount
Merchants Bank of Indiana	\$3,000,000
USDA: Section 515	\$2,000,000
USDA: Assumed Section 515	\$3,062,873
USDA: Section 515 Accrued Interest	\$242,959
County of Fresno	\$2,000,000
Tax Credit Equity	\$8,050,224
TOTAL	\$18,356,056

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

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	\$11,039,725
130% High Cost Adjustment:	No
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$11,039,725
Applicable Rate:	9.00%
Total Maximum Annual Federal Credit:	\$993,575
Total State Credit:	\$854,873
Approved Developer Fee (in Project Cost & Eligible Basis):	\$1,439,963
Federal Tax Credit Factor:	\$0.75000
State Tax Credit Factor:	\$0.70000

The "as if vacant" land value and the existing improvement value established at application, 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, unless a waiver has been granted for a purchase price not to exceed the sum of third-party debt that will be assumed or paid off. The sum of the third-party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

Tie-Breaker Information

First:	At-Risk
Self-Score Final:	83.986%
CTCAC Final:	83.986%

Significant Information / Additional Conditions

The proposed rent does not include a utility allowance. The owner will pay for all utilities.

Resyndication and Resyndication Transfer Event: None.

Local Reviewing Agency

The Local Reviewing Agency has not yet completed a site review of this project. Any negative comments in the LRA report will cause this staff report to be revised to reflect such comments.

Standard Conditions

The applicant must submit all documentation required for a Carryover Allocation and any Readiness to Proceed Requirements elected. Failure to provide the documentation at the time required may result in rescission of the Credit reservation and cancellation of a carryover allocation.

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 performance deposit and allocation 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.

The applicant must ensure the project meets all Additional Threshold Requirements of the proposed project. If points were awarded for service amenities, the applicant will be required to provide such amenity or amenities identified in the application, for a minimum period of fifteen years and at no cost to the tenants. Applicants that received increases (exceptions to limits) in the threshold basis limit under Section 10327(c)(5) must submit the certification required by Section 10322(i) at project completion.

Points System	Max. Possible Points	Requested Points	Points Awarded
Owner / Management Characteristics	10	10	10
General Partner Experience	7	7	7
Management Experience	3	3	3
Housing Needs	10	10	10
Site Amenities	15	15	15
Within 1 mile of public park or community center open to general public	3	3	3
Within 2 miles of public library	2	2	2
Within 2 miles of a full-scale grocery/supermarket of at least 25,000 sf	4	4	4
Senior project within 1½ miles of daily operated senior center/facility	2	2	2
Within 1 mile of medical clinic or hospital	3	3	3
Within 1 mile of a pharmacy	2	2	2
In-unit high speed internet service	2	2	2
Service Amenities	10	10	10
LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES			
Adult ed/health & wellness/skill bldg classes, min. 84 hrs/yr instruction	7	7	7
Health & wellness services and programs, minimum 60 hrs per 100 bdrms	3	3	3
Lowest Income	52	52	52
Basic Targeting	50	50	50
Deeper Targeting – at least 10% of Low Income Units @ 30% AMI or less	2	2	2
Readiness to Proceed	10	10	10
Miscellaneous Federal and State Policies	2	2	2
State Credit Substitution	2	2	2
Total Points	109	109	109

Please Note: If more than the maximum Site Amenity points were requested, not all amenities may have been scored and/or verified.

DO NOT RELY ON SCORING IN THIS COMPETITIVE CYCLE FOR FUTURE APPLICATIONS. ALL RE-APPLICATIONS ARE REVIEWED WITHOUT RELIANCE ON PAST SCORING.