

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

2026 Second Round

October 6, 2026

NCC Laguna Beach, located at 340 Saint Ann's Drive in Laguna Beach, requested and is being recommended for a reservation of \$2,350,671 in annual federal tax credits and \$7,835,570 in total state tax credits to finance the new construction of 28 units of housing serving families with rents affordable to households earning 30%-60% of area median income (AMI). The project will be developed by Related Development Company of California, LLC and will be located in Senate District 36 and Assembly District 72.

Project Number CA-26-086

Project Name NCC Laguna Beach
Site Address: 340 Saint Ann's Drive
Laguna Beach, CA 92651
County: Orange
Census Tract: 0626.05

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$2,350,671	\$7,835,570
Recommended:	\$2,350,671	\$7,835,570

Applicant Information

Applicant: NCC Laguna Beach Housing Partners, L.P.
Contact: Ann Silverberg
Address: 660 Newport Center Drive, Suite 1250
Newport Beach, CA 92660
Phone: (949) 660-7272
Email: ASilverberg@Related.com

General Partners / Principal Owners: Related/NCC Laguna Beach Development Co., LLC
Riverside Charitable Corporation
General Partner Type: Joint Venture
Parent Companies: The Related Companies of California, LLC
Riverside Charitable Corporation
Developer: Related Development Company of California, LLC
Investor/Consultant: Red Stone Equity
Management Agents: Related Affordable Management, Inc.

Project Information

Construction Type: New Construction
Total # Residential Buildings: 1
Total # of Units: 29
No. & % of Tax Credit Units: 28 100%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: None.

Information

Set-Aside: N/A
Housing Type: Large Family
Geographic Area: Orange County
CTCAC Project Analyst: Gloria Witherow

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percent of Required Affordable Units
At or Below 30% AMI:	9	30%
At or Below 50% AMI:	3	10%
At or Below 60% AMI:	16	55%

Unit Mix

8	SRO/Studio Units
4	1-Bedroom Units
9	2-Bedroom Units
8	3-Bedroom Units
29	Total Units

Unit Type & Number	2026 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
6 SRO/Studio	30%	\$977
1 SRO/Studio	50%	\$1,628
1 SRO/Studio	60%	\$1,954
1 1 Bedroom	30%	\$1,047
3 1 Bedroom	60%	\$2,094
1 2 Bedrooms	30%	\$1,256
1 2 Bedrooms	50%	\$2,093
6 2 Bedrooms	60%	\$2,512
1 3 Bedrooms	30%	\$1,451
1 3 Bedrooms	50%	\$2,419
6 3 Bedrooms	60%	\$2,903
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$4,327,070
Construction Costs	\$19,320,268
Rehabilitation Costs	\$0
Construction Contingency	\$1,336,985
Relocation	\$0
Architectural/Engineering	\$3,005,000
Const. Interest, Perm. Financing	\$2,349,000
Legal Fees	\$250,000
Reserves	\$137,440
Other Costs	\$2,197,957
Developer Fee	\$2,500,000
Commercial Costs	\$0
Total	\$35,423,720

Residential

Construction Cost Per Square Foot:	\$689
Per Unit Cost:	\$1,221,508
True Cash Per Unit Cost*:	\$1,221,508

Construction Financing

Source	Amount
Citibank	\$26,454,371
City of Laguna Beach	\$5,000,000
Deferred Costs	\$12,000
Deferred Operating Reserves	\$137,440
Deferred Developer Fee	\$1,250,000
General Partner Equity	\$100
Tax Credit Equity	\$2,569,809

Permanent Financing

Source	Amount
Citibank	\$3,018,000
City of Laguna Beach	\$6,707,521
General Partner Equity	\$100
Tax Credit Equity	\$25,698,099
TOTAL	\$35,423,720

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$26,118,567
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$26,118,567
Applicable Rate:	9.00%
Total Maximum Annual Federal Credit:	\$2,350,671
Total State Credit:	\$7,835,570
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,500,000
Federal Tax Credit Factor:	\$0.82992
State Tax Credit Factor:	\$0.78992

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

Initial:	Letter of Support
First:	Large Family
Self-Score Final:	51.528%
CTCAC Final:	51.528%

Significant Information / Additional Conditions: None.

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 1/3 mile of transit station or public bus stop	4	4	4
Within 1/2 mile of public park or community center open to general public	3	3	3
Within 1/2 mile of public library	3	3	3
Within 1/4 mile of a neighborhood market of at least 5,000 sf	4	4	0
Within 1 mile of a public middle school	3	3	3
Within 1/2 mile of medical clinic or hospital	3	3	3
Within 1/2 mile of a pharmacy	2	2	2
Highest or High Resource Area	8	8	8
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
SPECIAL NEEDS, SRO HOUSING TYPES			
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
Smoke Free Residence	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.