

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE  
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE  
Project Staff Report  
Qualified Private Activity Tax-Exempt Bond Project  
May 12, 2026**

Baker Street Village RAD, located at 1015 Baker Street in Bakersfield on a 1.47 acre site, requested and is being recommended for a reservation of \$761,198 in annual federal tax credits and \$5,000,000 of tax-exempt bond cap to finance the acquisition & rehabilitation of 37 units of housing, consisting of 35 restricted rental units, 1 market-rate units, and 1 unrestricted manager's unit. The project has 13 one-bedroom units, and 24 three-bedroom units, serving tenants with rents affordable to households earning 30%-80% 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 Housing Authority of the County of Kern and is located in Senate District 16 and Assembly District 35.

The project will be receiving rental assistance in the form of HUD Rental Assistance Demonstration (RAD) Project-based Vouchers.

**Project Number** CA-26-408

**Project Name** Baker Street Village RAD  
Site Address: 1015 Baker Street  
Bakersfield, CA 93305  
County: Kern  
Census Tract: 13.02

| <b>Tax Credit Amounts</b> | <b>Federal/Annual</b> | <b>State/Total</b> |
|---------------------------|-----------------------|--------------------|
| Requested:                | \$761,198             | \$0                |
| Recommended:              | \$761,198             | \$0                |

**Tax-Exempt Bond Allocation**  
Recommended: \$5,000,000

**CTCAC Applicant Information**  
CTCAC Applicant/CDLAC Sponsor: Housing Authority of the County of Kern  
Contact: Stephen M. Pelz  
Address: 601 24th Street  
Bakersfield, CA 93301  
Phone: 661-631-8500  
Email: spelz@kernha.org

**Bond Financing Information**  
CDLAC Applicant/Bond Issuer: Housing Authority of the County of Kern  
Bond Counsel: Jones Hall, A Professional Law Corporation  
Private Placement Purchaser: Banc of California

**Development Team**

General Partners / Principal Owners: Golden Empire Affordable Housing, Inc.  
 Housing Authority of the County of Kern  
 General Partner Type: Nonprofit  
 Parent Companies: Golden Empire Affordable Housing, Inc.  
 Housing Authority of the County of Kern  
 Developer: Housing Authority of the County of Kern  
 Investor/Consultant: PNC Bank  
 Management Agent: Housing Authority of the County of Kern

**Project Information**

Construction Type: Acquisition & Rehabilitation  
 Total # Residential Buildings: 5  
 Total # of Units: 37  
 No. / % of Low Income Units: 35 97.22%  
 Average Targeted Affordability: 56.00%  
 Federal Set-Aside Elected: 40%/60% Average Income  
 Federal Subsidy: Tax-Exempt / HUD RAD Section 8 Project-based Vouchers  
 (36 Units - 97%)

**Information**

Housing Type: Non-Targeted  
 Geographic Area: Inland Region  
 State Ceiling Pool: Acquisition/Rehabilitation  
 CDLAC Project Analyst: Danielle Stevenson  
 CTCAC Project Analyst: Michael Couzens

**55-Year Use / Affordability**

| <b>Aggregate Targeting</b> | <b>Number of Units</b> | <b>Percentage of Affordable Units</b> |
|----------------------------|------------------------|---------------------------------------|
| 30% AMI:                   | 3                      | 9%                                    |
| 50% AMI:                   | 11                     | 31%                                   |
| 60% AMI:                   | 18                     | 51%                                   |
| 80% AMI*:                  | 3                      | 9%                                    |

\*CTCAC restricted only

**Unit Mix**

|    |                 |
|----|-----------------|
| 13 | 1-Bedroom Units |
| 24 | 3-Bedroom Units |
| 37 | Total Units     |

| <u>Unit Type<br/>&amp; Number</u> | <u>2025 Rents Targeted % of<br/>Area Median Income</u> | <u>Proposed Rent<br/>(including utilities)</u> |
|-----------------------------------|--|--|
| 1 1 Bedroom                       | 30%  | \$528  |
| 3 1 Bedroom                       | 50%  | \$881  |
| 7 1 Bedroom                       | 60%  | \$881  |
| 1 1 Bedroom                       | 80%  | \$881  |
| 2 3 Bedrooms                      | 30%  | \$732  |
| 8 3 Bedrooms                      | 50%  | \$1,221  |
| 11 3 Bedrooms                     | 60%  | \$1,221  |
| 2 3 Bedrooms                      | 80%  | \$1,221  |
| 1 1 Bedroom                       | Manager's Unit   | \$0  |
| 1 3 Bedrooms                      | Market Rate Unit                                       | \$1,829  |

**Project Cost Summary at Application**

|                                    |                     |
|------------------------------------|---------------------|
| Land and Acquisition               | \$8,410,000         |
| Construction Costs                 | \$0                 |
| Rehabilitation Costs               | \$5,500,000         |
| Construction Hard Cost Contingency | \$550,000           |
| Soft Cost Contingency              | \$150,000           |
| Relocation                         | \$74,000            |
| Architectural/Engineering          | \$325,000           |
| Const. Interest, Perm. Financing   | \$675,250           |
| Legal Fees                         | \$205,000           |
| Reserves                           | \$248,000           |
| Other Costs                        | \$176,032           |
| Developer Fee                      | \$2,247,375         |
| Commercial Costs                   | \$0                 |
| <b>Total</b>                       | <b>\$18,560,657</b> |

**Residential**

|   |           |
|---|-----------|
| Construction Cost Per Square Foot:          | \$82      |
| Per Unit Cost:                              | \$501,639 |
| Estimated Hard Per Unit Cost:               | \$130,270 |
| True Cash Per Unit Cost*:                   | \$253,775 |
| Bond Allocation Per Unit:                   | \$135,135 |
| Bond Allocation Per Restricted Rental Unit: | \$156,250 |

**Construction Financing**

| <u>Source</u>                  | <u>Amount</u> |
|--------------------------------|---------------|
| Banc of California: Tax-Exempt | \$5,000,000   |
| Banc of California: Taxable    | \$2,000,000   |
| Seller Carryback               | \$8,410,000   |
| Deferred Costs                 | \$1,932,740   |
| Tax Credit Equity              | \$1,217,917   |

**Permanent Financing**

| <u>Source</u>                  | <u>Amount</u>       |
|--------------------------------|---------------------|
| Banc of California: Tax-Exempt | \$3,300,000         |
| Seller Carryback               | \$8,410,000         |
| Deferred Developer Fee         | \$760,973           |
| General Partner Equity         | \$100               |
| Tax Credit Equity              | \$6,089,584         |
| <b>TOTAL</b>                   | <b>\$18,560,657</b> |

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

**Determination of Credit Amount(s)**

|  |              |
|--|--------------|
| Requested Eligible Basis (Rehabilitation):                 | \$8,202,375  |
| 130% High Cost Adjustment:                                 | Yes          |
| Requested Eligible Basis (Acquisition):                    | \$9,027,500  |
| Applicable Fraction:                                       | 96.64%       |
| Qualified Basis (Rehabilitation):                          | \$10,366,891 |
| Qualified Basis (Acquisition):                             | \$8,776,736  |
| Applicable Rate:   | 4.00%        |
| Maximum Annual Federal Credit, Rehabilitation:             | \$410,129    |
| Maximum Annual Federal Credit, Acquisition:                | \$351,069    |
| Total Maximum Annual Federal Credit:                       | \$761,198    |
| Approved Developer Fee (in Project Cost & Eligible Basis): | \$2,247,375  |
| 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.

**CTCAC Significant Information / Additional Conditions:** None.

**CDLAC Analyst Comments:** None.

**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-26-408 / Baker Street Village RAD**

| Points System  | Max. Possible |            | Points Requested | Points Awarded |
|--|---------------|------------|------------------|----------------|
|  | New Const.    | Rehab.     |                  |                |
| <b>Acquisition/Rehabilitation Project Priorities</b>                         | <b>0</b>      | <b>20</b>  | <b>19</b>        | <b>19</b>      |
| No distribution of net project equity to GP/related party                    | 0             | 10         | 10               | 10             |
| 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                |               |            |                  |                |
| HUD RAD or new USDA Section 515 rehabilitation project                       | 0             | 9          | 9                | 9              |
| <b>Exceeding Minimum Income Restrictions</b>                                 | <b>20</b>     | <b>20</b>  | <b>20</b>        | <b>20</b>      |
| Tax Credit Units: 10% @ <=30% AMI & 10% @ <=50% AMI                          | 20            | 0          | 20               | 20             |
| <b>Exceeding Minimum Rent Restrictions</b>                                   | <b>10</b>     | <b>10</b>  | <b>10</b>        | <b>10</b>      |
| Average targeted affordability is 50% below market comparables               | 10            | 10         | 10               | 10             |
| <b>General Partner &amp; Management Company</b>                              | <b>10</b>     | <b>10</b>  | <b>10</b>        | <b>10</b>      |
| General Partner Experience   | 7             | 7          | 7                | 7              |
| Management Company Experience  | 3             | 3          | 3                | 3              |
| <b>Readiness to Proceed</b>  | <b>10</b>     | <b>10</b>  | <b>10</b>        | <b>10</b>      |
| <b>Service Amenities</b>   | <b>10</b>     | <b>10</b>  | <b>10</b>        | <b>10</b>      |
| <b>LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES; NON-TARGETED</b>             |               |            |                  |                |
| Adult ed/health & wellness/skill bldg classes, min. 84 hrs/yr instruction    | 7             | 7          | 7                | 7              |
| After school program for school age children, minimum of 6 hours/week        | 3             | 3          | 3                | 3              |
| <b>Cost Containment</b>  | <b>12</b>     | <b>12</b>  | <b>12</b>        | <b>12</b>      |
| Project eligible basis is 44% less than the CDLAC adjusted TBL; 1 pt per %   | 12            | 12         | 12               | 12             |
| <b>Site Amenities</b>  | <b>10</b>     | <b>10</b>  | <b>10</b>        | <b>10</b>      |
| Within 1/3 mile of transit, service every 30 minutes in rush hours           | 6             | 6          | 6                | 6              |
| Within 1/2 mile of public library  | 3             | 3          | 3                | 3              |
| Within 1 1/2 miles of a full-scale grocery/supermarket of at least 25,000 sf | 3             | 3          | 3                | 3              |
| Within 1/2 mile of medical clinic or hospital                                | 3             | 3          | 3                | 3              |
| <b>Total Points</b>  | <b>112</b>    | <b>102</b> | <b>101</b>       | <b>101</b>     |

**Tie Breaker:**

268.796%