

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

George McDonald Court, located at 1800 East 92nd Street in Los Angeles on a 1.15 acre site, requested and is being recommended for a reservation of \$1,324,941 in annual federal tax credits and \$8,942,000 of tax-exempt bond cap to finance the acquisition & rehabilitation of 61 units of housing, consisting of 60 restricted rental units and 1 unrestricted manager's unit. The project has 60 one-bedroom units, and 1 two-bedroom unit, serving tenants with rents affordable to households earning 30%-50% of area median income (AMI). The construction is expected to begin in November 2026 and be completed in January 2028. The project will be developed by HumanGood Affordable Housing and is located in Senate District 35 and Assembly District 65.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers.

**Project Number** CA-26-412

**Project Name** George McDonald Court  
Site Address: 1800 East 92nd Street  
Los Angeles, CA 90002  
County: Los Angeles  
Census Tract: 2422.01

<b>Tax Credit Amounts</b>	<b>Federal/Annual</b>	<b>State/Total</b>
Requested:	\$1,324,941	\$0
Recommended:	\$1,324,941	\$0

**Tax-Exempt Bond Allocation**  
Recommended: \$8,942,000

**CTCAC Applicant Information**  
CTCAC Applicant/CDLAC Sponsor: George McDonald Court LP  
Contact: Orest Dolyniuk  
Address: 1900 Huntington Drive  
Duarte, CA 91010  
Phone: (818) 259-7568  
Email: OrestD@beacondevgroup.com

**Bond Financing Information**  
CDLAC Applicant/Bond Issuer: California Municipal Finance Authority  
Bond Counsel: Jones Hall, A Professional Law Corporation  
Private Placement Purchaser: Citi Community Capital

**Development Team**

General Partner / Principal Owner: Castle Argyle  
 General Partner Type: Nonprofit  
 Parent Company: HumanGood Affordable Housing  
 Developer: HumanGood Affordable Housing  
 Investor/Consultant: California Housing Partnership  
 Management Agent: HumanGood Affordable Housing

**Project Information**

Construction Type: Acquisition & Rehabilitation  
 Total # Residential Buildings: 1  
 Total # of Units: 61  
 No. / % of Low Income Units: 60 100.00%  
 Average Targeted Affordability: 40.00%  
 Federal Set-Aside Elected: 40%/60%  
 Federal Subsidy: Tax-Exempt / HUD Section 8 Project-based Vouchers (60 Units - 100%)

**Information**

Housing Type: Non-Targeted  
 Geographic Area: City of Los Angeles  
 State Ceiling Pool: Acquisition/Rehabilitation  
 CDLAC Project Analyst: Erin DeBlaquiere  
 CTCAC Project Analyst: Gloria Witherow

**55-Year Use / Affordability**

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	30	50%
50% AMI:	30	50%

**Unit Mix**

60	1-Bedroom Units
1	2-Bedroom Units
61	Total Units

<u>Unit Type &amp; Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
30 1 Bedroom	30%	\$852
30 1 Bedroom	50%	\$1,420
1 2 Bedrooms	Manager's Unit	\$0

**Project Cost Summary at Application**

Land and Acquisition	\$13,600,000
Construction Costs	\$0
Rehabilitation Costs	\$9,793,166
Construction Hard Cost Contingency	\$1,468,975
Soft Cost Contingency	\$150,000
Relocation	\$1,163,221
Architectural/Engineering	\$377,900
Const. Interest, Perm. Financing	\$2,001,798
Legal Fees	\$85,000
Reserves	\$944,378
Other Costs	\$1,874,945
Developer Fee	\$3,636,942
Commercial Costs	\$0
<b>Total</b>	<b>\$35,096,325</b>

**Residential**

Construction Cost Per Square Foot:	\$180
Per Unit Cost:	\$575,350
Estimated Hard Per Unit Cost:	\$136,565
True Cash Per Unit Cost*:	\$333,744
Bond Allocation Per Unit:	\$146,590
Bond Allocation Per Restricted Rental Unit:	\$149,033

**Construction Financing**

Source	Amount
Citibank: Tax-Exempt	\$8,942,000
Citibank: Taxable	\$5,926,752
Seller Carryback	\$13,101,000
Accrued Interest	\$1,268,536
Existing Reserve	\$1,563,271
Deferred Costs	\$1,777,878
Deferred Developer Fee	\$1,636,942
General Partner Equity	\$100
Tax Credit Equity	\$879,846

**Permanent Financing**

Source	Amount
Citibank: Tax-Exempt	\$7,031,000
Seller Carryback	\$13,101,000
Accrued Interest	\$1,268,536
Existing Reserve	\$1,563,271
Net Operating Income	\$77,008
Deferred Developer Fee	\$1,636,942
General Partner Equity	\$100
Tax Credit Equity	\$10,418,468
<b>TOTAL</b>	<b>\$35,096,325</b>

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

**Determination of Credit Amount(s)**

Requested Eligible Basis (Rehabilitation):	\$17,467,660
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	\$10,415,570
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$22,707,958
Qualified Basis (Acquisition):	\$10,415,570
Applicable Rate:	4.00%
Maximum Annual Federal Credit, Rehabilitation:	\$908,318
Maximum Annual Federal Credit, Acquisition:	\$416,623
Total Maximum Annual Federal Credit:	\$1,324,941
Approved Developer Fee (in Project Cost & Eligible Basis):	\$3,636,942
Federal Tax Credit Factor:	\$0.78633

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-26-412 / George McDonald Court**

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>
Average targeted affordability is 20 percent below 60%	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 30% 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>				
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
<b>Cost Containment</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>
Project eligible basis is 52% 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 min, 25 units/acre density	7	7	7	7
Within 1/2 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 1 mile of a full-scale grocery/supermarket of at least 25,000 sf	4	4	4	4
Within 1 mile of medical clinic or hospital	2	2	2	2
Within 1/2 mile of a pharmacy	2	2	2	2
<b>Total Points</b>	<b>112</b>	<b>102</b>	<b>101</b>	<b>101</b>

**Tie Breaker:**

237.484%