

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

The project, 500 Lake Park Apartments, located at 500 Lake Park Avenue in Oakland on a 0.5 acre site, requested and is being recommended for a reservation of \$2,426,001 in annual federal tax credits, \$10,400,000 in total state tax credits, and \$21,900,000 of tax-exempt bond cap to finance the new construction of 53 units of housing, consisting of 52 restricted rental units and 1 unrestricted manager's unit. The project will have 1 studio unit, 24 one-bedroom units, 14 two-bedroom units, and 14 three-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 January 2029. The project will be developed by EAH Inc. and will be located in Senate District 7 and Assembly District 18.

The project will be receiving rental assistance in the form of Veterans Affairs Supportive Housing (VASH) Project-based vouchers. The project financing includes state funding from the Infill Infrastructure Grant (IIG) and Veterans Housing and Homelessness Prevention (VHHP) programs of HCD.

Project Number CA-26-413

Project Name 500 Lake Park Apartments
 Site Address: 500 Lake Park Avenue
 Oakland, CA 94610
 County: Alameda
 Census Tract: 4038.00

Tax Credit Amounts

| | Federal/Annual | State/Total |
|--------------|-----------------------|--------------------|
| Requested: | \$2,426,001 | \$10,400,000 |
| Recommended: | \$2,426,001 | \$10,400,000 |

Tax-Exempt Bond Allocation

Recommended: \$21,900,000

CTCAC Applicant Information

CTCAC Applicant/CDLAC Sponsor: Lake Park Oakland, L.P.
 Contact: Welton Jordan
 Address: 22 Pelican Way
 San Rafael, CA 94901
 Phone: 415-295-8876
 Email: welton.jordan@eahhousing.org

Bond Financing Information

| | |
|------------------------------|--|
| CDLAC Applicant/Bond Issuer: | California Municipal Finance Authority |
| Bond Counsel: | Jones Hall, A Professional Law Corporation |
| Private Placement Purchaser: | U.S. Bank National Association |

Development Team

| | |
|------------------------------------|----------------------------|
| General Partner / Principal Owner: | Lake Park Oakland EAH, LLC |
| General Partner Type: | Nonprofit |
| Parent Company: | EAH Inc. |
| Developer: | EAH Inc. |
| Investor/Consultant: | Community Economics |
| Management Agent: | EAH Inc. |

Project Information

| | |
|---------------------------------|---|
| Construction Type: | New Construction |
| Total # Residential Buildings: | 1 |
| Total # of Units: | 53 |
| No. / % of Low Income Units: | 52 100.00% |
| Average Targeted Affordability: | 40.96% |
| Federal Set-Aside Elected: | 40%/60% |
| Federal Subsidy: | Tax-Exempt / VASH Project-based Vouchers (18 Units - 34%) |

Information

| | |
|------------------------|---|
| Housing Type: | Large Family |
| Geographic Area: | Bay Area Region |
| State Ceiling Pool: | New Construction |
| Set Aside: | Extremely Low/Very Low Income Set Aside |
| CDLAC Project Analyst: | Jake Salle |
| CTCAC Project Analyst: | Mena Barase |

55-Year Use / Affordability

| <u>Aggregate Targeting</u> | <u>Number of Units</u> | <u>Percentage of Affordable Units</u> |
|----------------------------|------------------------|---------------------------------------|
| 30% AMI: | 20 | 38% |
| 40% AMI: | 16 | 31% |
| 50% AMI: | 7 | 13% |
| 60% AMI: | 9 | 17% |

Unit Mix

| | |
|----------|-------------------|
| 1 | SRO/Studio Units |
| 24 | 1-Bedroom Units |
| 14 | 2-Bedroom Units |
| 14 | 3-Bedroom Units |
| <hr/> 53 | <hr/> Total Units |

| Unit Type & Number | 2025 Rents Targeted % of Area Median Income | Proposed Rent (including utilities) |
|-----------------------------------|--|--|
| 1 SRO/Studio | 30% | \$839 |
| 12 1 Bedroom | 30% | \$899 |
| 3 1 Bedroom | 40% | \$1,199 |
| 3 1 Bedroom | 50% | \$1,498 |
| 2 1 Bedroom | 50% | \$1,199 |
| 4 1 Bedroom | 60% | \$1,798 |
| 1 2 Bedrooms | 30% | \$1,079 |
| 3 2 Bedrooms | 30% | \$1,079 |
| 6 2 Bedrooms | 40% | \$1,439 |
| 1 2 Bedrooms | 50% | \$1,798 |
| 2 2 Bedrooms | 60% | \$2,158 |
| 3 3 Bedrooms | 30% | \$1,246 |
| 7 3 Bedrooms | 40% | \$1,662 |
| 1 3 Bedrooms | 50% | \$2,077 |
| 3 3 Bedrooms | 60% | \$2,493 |
| 1 2 Bedrooms | Manager's Unit | \$0 |

Project Cost Summary at Application

| | |
|------------------------------------|---------------------|
| Land and Acquisition | \$2,779,928 |
| Construction Costs | \$43,529,204 |
| Rehabilitation Costs | \$0 |
| Construction Hard Cost Contingency | \$2,223,295 |
| Soft Cost Contingency | \$637,000 |
| Relocation | \$2,048 |
| Architectural/Engineering | \$2,681,942 |
| Const. Interest, Perm. Financing | \$5,970,953 |
| Legal Fees | \$159,717 |
| Reserves | \$810,942 |
| Other Costs | \$3,154,746 |
| Developer Fee | \$4,000,000 |
| Commercial Costs | \$5,982,230 |
| Total | \$71,932,005 |

Residential

| | |
|---|-------------|
| Construction Cost Per Square Foot: | \$700 |
| Per Unit Cost: | \$1,237,543 |
| Estimated Hard Per Unit Cost: | \$790,208 |
| True Cash Per Unit Cost*: | \$1,228,941 |
| Bond Allocation Per Unit: | \$413,208 |
| Bond Allocation Per Restricted Rental Unit: | \$421,154 |

| Construction Financing | | Permanent Financing | |
|-------------------------------|---------------|----------------------------|---------------------|
| <u>Source</u> | <u>Amount</u> | <u>Source</u> | <u>Amount</u> |
| US Bank: Tax-Exempt | \$21,900,000 | HCD: VHHP | \$5,128,887 |
| US Bank: Taxable | \$7,440,559 | HCD: IIG | \$4,154,768 |
| HCD: IIG | \$4,154,768 | City of Oakland | \$28,771,000 |
| City of Oakland | \$28,771,000 | Oakland Housing Authority | \$2,600,000 |
| Oakland Housing Authority | \$2,600,000 | Deferred Developer Fee | \$500,000 |
| Tax Credit Equity | \$2,944,735 | General Partner Equity | \$1,500,000 |
| | | Tax Credit Equity | \$29,277,350 |
| | | TOTAL | \$71,932,005 |

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

Determination of Credit Amount(s)

| | |
|---|--------------|
| Requested Eligible Basis: | \$60,650,013 |
| 130% High Cost Adjustment: | No |
| Applicable Fraction: | 100.00% |
| Qualified Basis: | \$60,650,013 |
| Applicable Rate: | 4.00% |
| Total Maximum Annual Federal Credit: | \$2,426,001 |
| Total State Credit: | \$10,400,000 |
| Approved Developer Fee in Project Cost: | \$4,000,000 |
| Approved Developer Fee in Eligible Basis: | \$3,640,000 |
| Federal Tax Credit Factor: | \$0.84299 |
| State Tax Credit Factor: | \$0.84869 |

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

The project will restrict 20 Low-Income Units (38% of the Low-Income Units) to serve Special Needs Population(s), as defined in CTCAC Regulations Section 10302(kkk).

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-26-413 / 500 Lake Park Apartments

| Points System | Max. Possible | | Points Requested | Points Awarded |
|--|---------------|------------|------------------|----------------|
| | New Const. | Rehab. | | |
| New Construction Density and Local Incentives | 10 | 0 | 10 | 10 |
| Project density is at least 100 bedrooms/net acre | 10 | 0 | 10 | 10 |
| Project obtained land use approvals prior to January 1, 2022 | 10 | 0 | 10 | 10 |
| Exceeding Minimum Income Restrictions | 20 | 20 | 20 | 20 |
| Average targeted affordability is 19 percent below 60% | 20 | 0 | 20 | 20 |
| Exceeding Minimum Rent Restrictions | 10 | 10 | 10 | 10 |
| Average targeted affordability is 48% 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 |
| Housing Needs | 10 | 0 | 10 | 10 |
| Readiness to Proceed | 10 | 10 | 10 | 10 |
| Access to Opportunity | 10 | 0 | 10 | 10 |
| High or Highest Resource Area; 10% @ 30% AMI, 10% @ 50% AMI | 10 | 0 | 10 | 10 |
| Service Amenities | 10 | 10 | 10 | 10 |
| LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES; NON-TARGETED | | | | |
| 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 |
| Cost Containment | 12 | 12 | 12 | 12 |
| Project eligible basis is 65% less than the CDLAC adjusted TBL; 2 pts per % | 12 | 12 | 12 | 12 |
| Site Amenities | 10 | 10 | 10 | 10 |
| Within 1/3 mile of transit, service every 30 min, 25 units/acre density | 7 | 7 | 7 | 7 |
| Within 1/2 mile of public library | 3 | 3 | 3 | 3 |
| Within 1/2 mile of a weekly farmers' market operating at least 5 months/year | 2 | 2 | 2 | 2 |
| Within 3/4 mile of a public elementary school | 2 | 2 | 2 | 2 |
| Within 1/2 mile of a pharmacy | 2 | 2 | 2 | 2 |
| Highest or High Resource Area | 3 | 0 | 3 | 3 |
| Total Points | 112 | 102 | 112 | 112 |

Tie Breaker:

97.957%