

**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, 1200 Main, located at 1200 North Main Street in Santa Ana on a 1.6 acre site, requested and is being recommended for a reservation of \$2,867,974 in annual federal tax credits and \$18,192,172 of tax-exempt bond cap to finance the adaptive reuse of 190 units of housing, consisting of 188 restricted rental units and 2 unrestricted manager's units. The project has 16 studio units, 168 one-bedroom units, and 6 two-bedroom units, serving tenants with rents affordable to households earning 30%-70% of area median income (AMI). The rehabilitation is expected to begin in November 2026 and be completed in May 2028. The project will be developed by 1200 Main GP, LLC and will be located in Senate District 34 and Assembly District 68.

Project Number CA-26-434

Project Name 1200 Main
Site Address: 1200 North Main Street
Santa Ana, CA 92701
County: Orange
Census Tract: 750.03

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$2,867,974	\$0
Recommended:	\$2,867,974	\$0

Tax-Exempt Bond Allocation
Recommended: \$18,192,172

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: 1200 Main GP, LLC
Contact: Miki Nam
Address: 3470 Wilshire Boulevard
Los Angeles, CA 90010
Phone: (213) 365-5000
Email: garrettle@jamisonservices.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: California Municipal Finance Authority
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: Citibank, N.A.

Development Team

General Partners / Principal Owners: Kingdom Solis LLC
 1200 Main GP, LLC

General Partner Type: Joint Venture

Parent Companies: Kingdom Development, Inc.
 Arden Residential, LLC

Developer: 1200 Main GP, LLC

Investor/Consultant: R4 Capital

Management Agent: Aperto Property Management, Inc.

Project Information

Construction Type: Adaptive Reuse

Total # Residential Buildings: 1

Total # of Units: 190

No. / % of Low Income Units: 188 100.00%

Average Targeted Affordability: 59.95%

Federal Set-Aside Elected: 40%/60% Average Income

Federal Subsidy: Tax-Exempt

Information

Housing Type: Non-Targeted

Geographic Area: Coastal Region

State Ceiling Pool: New Construction

CDLAC Project Analyst: Anthony Wey

CTCAC Project Analyst: Michael Couzens

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	20	11%
50% AMI:	19	10%
60% AMI:	71	38%
70% AMI*:	78	41%

*CTCAC restricted only

Unit Mix

16	SRO/Studio Units
168	1-Bedroom Units
6	2-Bedroom Units
190	Total Units

Unit Type & Number	2025 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
2 SRO/Studio	30%	\$888
2 SRO/Studio	50%	\$1,481
6 SRO/Studio	60%	\$1,777
6 SRO/Studio	70%	\$2,073
17 1 Bedroom	30%	\$952
17 1 Bedroom	50%	\$1,586
63 1 Bedroom	60%	\$1,903
69 1 Bedroom	70%	\$2,220
1 2 Bedrooms	30%	\$1,142
2 2 Bedrooms	60%	\$2,284
3 2 Bedrooms	70%	\$2,664
2 1 Bedroom	Manager's Unit	\$2,330

Project Cost Summary at Application

Land and Acquisition	\$11,000,000
Construction Costs	\$36,704,290
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$1,790,214
Soft Cost Contingency	\$450,000
Relocation	\$0
Architectural/Engineering	\$1,789,250
Const. Interest, Perm. Financing	\$7,638,068
Legal Fees	\$825,000
Reserves	\$981,362
Other Costs	\$2,931,608
Developer Fee	\$7,193,915
Commercial Costs	\$0
Total	\$71,303,707

Residential

Construction Cost Per Square Foot:	\$305
Per Unit Cost:	\$375,283
Estimated Hard Per Unit Cost:	\$165,263
True Cash Per Unit Cost*:	\$342,200
Bond Allocation Per Unit:	\$95,748
Bond Allocation Per Restricted Rental Unit:	\$165,383

Construction Financing

<u>Source</u>	<u>Amount</u>
Citibank: Tax-Exempt	\$18,192,172
Citibank: Recycled Tax-Exempt	\$5,000,000
Citibank: Taxable	\$32,971,208
Deferred Costs	\$11,397,995
Tax Credit Equity	\$3,742,332

Permanent Financing

<u>Source</u>	<u>Amount</u>
Citibank	\$40,069,185
Deferred Developer Fee	\$6,285,643
Tax Credit Equity	\$24,948,879
TOTAL	\$71,303,707

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$55,153,354
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$71,699,360
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$2,867,974
Approved Developer Fee (in Project Cost & Eligible Basis):	\$7,193,915
Federal Tax Credit Factor:	\$0.86991

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-26-434 / 1200 Main

Points System	Max. Possible		Points Requested	Points Awarded
	New Const.	Rehab.		
New Construction Density and Local Incentives	10	0	10	10
Project is located in a "pro-housing" jurisdiction	10	0	10	10
Exceeding Minimum Income Restrictions	20	20	20	20
Tax Credit Units: 10% @ <=30% AMI & 10% @ <=50% AMI	20	0	20	20
Exceeding Minimum Rent Restrictions	10	10	10	10
Average targeted affordability is 17% 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	9	9
10% @ 30% AMI, 10% @ 50% AMI	9	0	9	9
Service Amenities	10	10	10	10
LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES; NON-TARGETED				
Adult ed/health & wellness/skill bldg classes, min. 84 hrs/yr instruction	7	7	7	7
Health & wellness services and programs, minimum 60 hrs per 100 bdrms	3	3	3	3
Cost Containment	12	12	12	12
Project eligible basis is 56% less than the CDLAC adjusted TBL; 1 pt 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 park or community center open to general public	3	3	3	3
Within 1/2 mile of public library	3	3	3	3
Within 1/2 mile of a full-scale grocery/supermarket of at least 25,000 sf	5	5	5	5
Within 1 mile of an adult education campus or community college	3	3	3	3
Within 1/2 mile of medical clinic or hospital	3	3	3	3
Within 1/2 mile of a pharmacy	2	2	2	2
Total Points	112	102	111	111

Tie Breaker:

285.048%