

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

Alveare Terrace, located at 1415 South Broadway in Los Angeles on a 0.29 acre site, requested and is being recommended for a reservation of \$4,857,930 in annual federal tax credits and \$25,930,000 of tax-exempt bond cap to finance the new construction of 100 units of housing, consisting of 99 restricted rental units and 1 unrestricted manager's unit. The project will have 14 studio units, 72 one-bedroom units, and 14 two-bedroom units, serving seniors with rents affordable to households earning 20%-60% of area median income (AMI). The construction is expected to begin in October 2026 and be completed in August 2028. The project will be developed by Related Irvine Development Company, LLC and will be located in Senate District 28 and Assembly District 57.

The project will be receiving rental assistance in the form of HUD Rental Assistance Demonstration (RAD) project-based vouchers. The project financing includes state funding from the Infill Infrastructure Grant (IIG), Local Government Matching Grant (LGMC), and Affordable Housing and Sustainable Communities (AHSC) programs of HCD.

Project Number CA-26-466

Project Name Alveare Terrace
 Site Address: 1415 South Broadway
 Los Angeles, CA 90015
 County: Los Angeles
 Census Tract: 2240.10

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$4,857,930	\$0
Recommended:	\$4,857,930	\$0

Tax-Exempt Bond Allocation
 Recommended: \$25,930,000

CTCAC Applicant Information
 CTCAC Applicant/CDLAC Sponsor: Alveare Terrace Housing Partners, L.P.
 Contact: Christopher Johnson
 Address: 18201 Von Karman Avenue, Suite 900
 Irvine, CA 92612
 Phone: (949) 660-7272
 Email: christopher.johnson@related.com

Bond Financing Information
 CDLAC Applicant/Bond Issuer: Housing Authority of the City of Los Angeles (HACLA)
 Bond Counsel: Hawkins, Delafield & Wood LLP
 Private Placement Purchaser: Citibank, N.A.

Development Team

General Partners / Principal Owners: Related/Alveare Terrace Development Co., LLC
 La Cienega LOMOD, Inc.
 General Partner Type: Joint Venture
 Parent Companies: The Related Companies of California
 La Cienega LOMOD, Inc.
 Developer: Related Irvine Development Company, LLC
 Investor/Consultant: Hudson Housing Capital
 Management Agent: Related Affordable Management

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 100
 No. / % of Low Income Units: 99 100.00%
 Average Targeted Affordability: 40.00%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt / HUD RAD Project-based Vouchers (38 Units - 38%)

Information

Housing Type: Seniors
 Geographic Area: City of Los Angeles
 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>
20% AMI:	18	18%
30% AMI:	20	20%
40% AMI:	23	23%
50% AMI:	20	20%
60% AMI:	18	18%

Unit Mix

14	SRO/Studio Units
72	1-Bedroom Units
14	2-Bedroom Units
<u>100</u>	<u>Total Units</u>

Unit Type & Number	2025 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
6 SRO/Studio	20%	\$530
6 SRO/Studio	30%	\$795
2 SRO/Studio	40%	\$1,060
9 1 Bedroom	20%	\$568
10 1 Bedroom	30%	\$852
17 1 Bedroom	40%	\$1,136
18 1 Bedroom	50%	\$1,420
18 1 Bedroom	60%	\$1,704
3 2 Bedrooms	20%	\$681
4 2 Bedrooms	30%	\$1,022
4 2 Bedrooms	40%	\$1,363
2 2 Bedrooms	50%	\$1,703
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$401,093
Construction Costs	\$62,631,010
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$6,190,833
Soft Cost Contingency	\$793,197
Relocation	\$0
Architectural/Engineering	\$2,125,736
Const. Interest, Perm. Financing	\$10,323,596
Legal Fees	\$648,716
Reserves	\$1,204,578
Other Costs	\$3,317,582
Developer Fee	\$12,236,300
Commercial Costs	\$3,995,661
Total	\$103,868,303

Residential

Construction Cost Per Square Foot:	\$845
Per Unit Cost:	\$998,726
Estimated Hard Per Unit Cost:	\$572,705
True Cash Per Unit Cost*:	\$926,699
Bond Allocation Per Unit:	\$259,300
Bond Allocation Per Restricted Rental Unit:	\$261,919

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Citibank: Tax-Exempt	\$25,930,000	Citibank: Tranche A	\$4,500,000
Citibank: Taxable	\$48,922,613	Citibank: Tranche B	\$8,940,000
HCD: LGMG	\$2,921,847	HCD: LGMG	\$2,921,847
HCD: IIG	\$6,307,604	HCD: AHSC	\$32,490,745
Deferred Reserves	\$1,204,578	HCD: IIG	\$6,307,604
Deferred Developer Fee	\$10,338,140	Deferred Developer Fee	\$7,490,900
General Partner Equity	\$100	General Partner Equity	\$100
Tax Credit Equity	\$8,243,421	Tax Credit Equity	\$41,217,107
		TOTAL	\$103,868,303

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$93,812,538
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$121,956,300
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$4,857,930
Approved Developer Fee (in Project Cost & Eligible Basis):	\$12,236,300
Federal Tax Credit Factor:	\$0.84845

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-26-466 / Alveare Terrace

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
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 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	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 12% 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 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 1/2 mile of medical clinic or hospital	3	3	3	3
Within 1/2 mile of a pharmacy	2	2	2	2
In-unit high speed internet service	2	2	2	2
Total Points	112	102	111	111

Tie Breaker:

156.997%