

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

Adda and Paul Safran Senior Housing, located at 151 Ocean Front Walk in Venice on a 0.5 acre site, requested and is being recommended for a reservation of \$1,659,953 in annual federal tax credits and \$11,189,000 of tax-exempt bond cap to finance the acquisition & rehabilitation of 64 units of housing, consisting of 63 restricted rental units and 1 unrestricted manager's unit. The project has 63 one-bedroom units, and 1 two-bedroom unit, serving tenants with rents affordable to households earning 35%-60% 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 24 and Assembly District 61.

Project Number CA-26-512

Project Name Adda and Paul Safran Senior Housing
Site Address: 151 Ocean Front Walk
Venice, CA 90291

County: Los Angeles
Census Tract: 2734.03

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,659,953	\$0
Recommended:	\$1,659,953	\$0

Tax-Exempt Bond Allocation
Recommended: \$11,189,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: APS Venice 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: City of Los Angeles Housing Department
Bond Counsel: Kutak Rock LLP
Private Placement Purchaser: Banner Bank

Development Team
General Partner / Principal Owner: Mountain Park Terrace, Inc.
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:	64
No. / % of Low Income Units:	63 100.00%
Average Targeted Affordability:	49.21%
Federal Set-Aside Elected:	40%/60%
Federal Subsidy:	Tax-Exempt / HUD Section 8 Project-based Vouchers (63 Units - 98%)

Information

Housing Type:	Non-Targeted
Geographic Area:	City of Los Angeles
State Ceiling Pool:	Acquisition/Rehabilitation
CDLAC Project Analyst:	Sarah Lester
CTCAC Project Analyst:	Cynthia Compton

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
35% AMI:	10	16%
50% AMI:	43	68%
60% AMI:	10	16%

Unit Mix

63	1-Bedroom Units
1	2-Bedroom Units
64	Total Units

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
10 1 Bedroom	35%	\$994
43 1 Bedroom	50%	\$1,420
10 1 Bedroom	60%	\$1,704
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$16,700,000
Construction Costs	\$0
Rehabilitation Costs	\$13,040,989
Construction Hard Cost Contingency	\$1,838,779
Soft Cost Contingency	\$154,000
Relocation	\$1,167,650
Architectural/Engineering	\$402,900
Const. Interest, Perm. Financing	\$2,494,842
Legal Fees	\$85,000
Reserves	\$902,249
Other Costs	\$2,289,212
Developer Fee	\$4,543,430
Commercial Costs	\$0
Total	\$43,619,051

Residential

Construction Cost Per Square Foot:	\$279
Per Unit Cost:	\$681,548
Estimated Hard Per Unit Cost:	\$173,331
True Cash Per Unit Cost*:	\$424,698
Bond Allocation Per Unit:	\$174,828
Bond Allocation Per Restricted Rental Unit:	\$177,603

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Banner Bank: Tax-Exempt	\$11,189,000	Banner Bank: Tax-Exempt	\$5,647,000
Banner Bank: Taxable	\$6,455,348	Seller Carryback	\$12,894,954
Seller Carryback	\$12,894,954	Seller Carryback: Accrued Interest	\$1,248,585
Seller Carryback: Accrued Interest	\$1,248,585	City of Los Angeles	\$3,805,046
City of Los Angeles	\$3,805,046	City of Los Angeles: Accrued Interest	\$368,432
City of Los Angeles: Accrued Interest	\$368,432	Net Operating Income	\$527,468
Acquired Reserves	\$1,655,847	Acquired Reserves	\$1,655,847
Deferred Costs	\$1,227,490	Deferred Developer Fee	\$3,543,430
Deferred Developer Fee	\$3,543,430	General Partner Equity	\$100
General Partner Equity	\$100	Tax Credit Equity	\$13,928,189
Tax Credit Equity	\$1,230,819	TOTAL	\$43,619,051

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

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	\$22,219,511
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	\$12,613,453
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$28,885,364
Qualified Basis (Acquisition):	\$12,613,453
Applicable Rate:	4.00%
Maximum Annual Federal Credit, Rehabilitation:	\$1,155,415
Maximum Annual Federal Credit, Acquisition:	\$504,538
Total Maximum Annual Federal Credit:	\$1,659,953
Approved Developer Fee (in Project Cost & Eligible Basis):	\$4,543,430
Federal Tax Credit Factor:	\$0.83907

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-26-512 / Adda and Paul Safran Senior Housing

Points System	Max. Possible		Points Requested	Points Awarded
	New Const.	Rehab.		
Acquisition/Rehabilitation Project Priorities	0	20	19	19
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
Exceeding Minimum Income Restrictions	20	20	20	20
Average targeted affordability is 10 percent below 60%	20	0	20	20
Exceeding Minimum Rent Restrictions	10	10	10	10
Average targeted affordability is 51% 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
Readiness to Proceed	10	10	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 48% 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 1/2 miles of a full-scale grocery/supermarket of at least 25,000 sf	3	3	3	3
Within 1 mile of medical clinic or hospital	2	2	2	2
Within 1/2 mile of a pharmacy	2	2	2	2
Total Points	112	102	101	101

Tie Breaker:

225.856%