

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

Jordan Downs Phase S6, located at 2150 and 2160 East 102nd Street in Los Angeles on a 1.96 acre site, requested and is being recommended for a reservation of \$5,098,489 in annual federal tax credits and \$35,050,000 of tax-exempt bond cap to finance the new construction of 97 units of housing, consisting of 88 restricted rental units, 10 market-rate units, and 2 unrestricted manager's units. The project will have 45 one-bedroom units, 29 two-bedroom units, 20 three-bedroom units, 3 four-bedroom units, and 3 five-bedroom units, serving families with rents affordable to households earning 20%-60% of area median income (AMI). The construction is expected to begin in November 2026 and be completed in April 2029. The project will be developed by The Michaels Development Company and will be 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. The project financing includes state funding from the Infill Infrastructure Grant (IIG), Affordable Housing and Sustainable Communities (AHSC), Infill Infrastructure Grant - Catalytic Funding (IIGC), Sustainable Transportation Infrastructure (STI), and Transportation Related Amenities (TRA) programs of HCD.

Project Number CA-26-572

Project Name Jordan Downs Phase S6
Site Address: 2150 and 2160 East 102nd Street
Los Angeles, CA 90002
County: Los Angeles
Census Tract: 2421.00

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$5,098,489	\$0
Recommended:	\$5,098,489	\$0

Tax-Exempt Bond Allocation
Recommended: \$35,050,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Jordan Downs Phase S6, LP
Contact: John Mimms
Address: 2 Cooper Street, 14th Floor
Camden, NJ 08102
Phone: 310-483-1291
Email: jmimms@tmo.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: Housing Authority of the City of Los Angeles
Bond Counsel: Kutak Rock LLP
Private Placement Purchaser: Berkadia Commercial Mortgage LLC

Development Team

General Partners / Principal Owners: Jordan S6-Michaels, LLC
 La Cienega LOMOD, Inc.

General Partner Type: Joint Venture

Parent Companies: The Michaels Development Company I, L.P.
 The Housing Authority of the City of Los Angeles

Developer: The Michaels Development Company

Investor/Consultant: Berkadia Affordable Tax Credit Solutions

Management Agent: Michaels Management-Affordable, LLC

Project Information

Construction Type: New Construction

Total # Residential Buildings: 2

Total # of Units: 100

No. / % of Low Income Units: 88 89.80%

Average Targeted Affordability: 41.14%

Federal Set-Aside Elected: 40%/60%

Federal Subsidy: Tax-Exempt / HUD Section 8 Project-based Vouchers (75 Units - 75%) / Choice Neighborhood Initiative (CNI)

Information

Housing Type: Large Family

Geographic Area: City of Los Angeles

State Ceiling Pool: New Construction

Set Aside: Extremely Low/Very Low Income Set Aside

CDLAC Project Analyst: Stefanie McDaniels

CTCAC Project Analyst: Sabrina Yang

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
20% AMI:	10	11%
30% AMI:	29	33%
50% AMI:	39	44%
60% AMI:	10	11%

Unit Mix

45	1-Bedroom Units
29	2-Bedroom Units
20	3-Bedroom Units
3	4-Bedroom Units
3	5+-Bedroom Units
100	Total Units

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
9 1 Bedroom	50%	\$1,420
10 1 Bedroom	20%	\$568
14 1 Bedroom	30%	\$852
2 1 Bedroom	50%	\$1,420
6 2 Bedrooms	30%	\$1,022
11 2 Bedrooms	50%	\$1,703
5 2 Bedrooms	60%	\$2,044
3 2 Bedrooms	50%	\$1,703
1 2 Bedrooms	30%	\$1,022
1 2 Bedrooms	50%	\$1,703
6 3 Bedrooms	30%	\$1,181
5 3 Bedrooms	50%	\$1,969
5 3 Bedrooms	60%	\$2,362
4 3 Bedrooms	50%	\$1,969
1 4 Bedrooms	30%	\$1,317
2 4 Bedrooms	50%	\$2,196
1 5 Bedrooms	30%	\$1,454
1 5 Bedrooms	50%	\$2,423
1 5 Bedrooms	50%	\$2,423
2 2 Bedrooms	Manager's Unit	\$0
10 1 Bedroom	Market Rate Unit	\$1,900

Project Cost Summary at Application

Land and Acquisition	\$14,017,157
Construction Costs	\$60,313,496
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$6,542,914
Soft Cost Contingency	\$512,892
Relocation	\$0
Architectural/Engineering	\$3,156,341
Const. Interest, Perm. Financing	\$13,277,835
Legal Fees	\$753,617
Reserves	\$1,457,637
Other Costs	\$4,932,362
Developer Fee	\$14,242,908
Commercial Costs	\$4,270,724
Total	\$123,477,883

Residential

Construction Cost Per Square Foot:	\$486
Per Unit Cost:	\$1,192,072
Estimated Hard Per Unit Cost:	\$542,960
True Cash Per Unit Cost*:	\$1,181,272
Bond Allocation Per Unit:	\$350,500
Bond Allocation Per Restricted Rental Unit:	\$398,295

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
Berkadia: Tax-Exempt	\$35,050,000	Berkadia: Tax-Exempt	\$15,900,000
Berkadia: Taxable	\$44,500,000	Berkadia: Taxable	\$1,700,000
HACLA ¹	\$2,900,000	HACLA ¹	\$2,900,000
HACLA: IIG	\$6,139,200	HACLA: AHSC	\$24,020,000
HACLA: CNI	\$3,770,000	HACLA: IIG	\$6,139,200
HACLA: IIGC	\$3,440,000	HACLA: CNI	\$3,770,000
HACLA: STI/TRA	\$3,022,293	HACLA: IIGC	\$3,440,000
HACLA: Ground Lease Note	\$2,205,000	HACLA: STI/TRA	\$3,022,293
Deferred Developer Fee	\$1,118,622	HACLA: Ground Lease Note	\$2,205,000
Tax Credit Equity	\$21,332,768	LAHD ² : United to House LA	\$10,000,000
		Deferred Developer Fee	\$1,118,622
		General Partner Equity	\$7,710,083
		Tax Credit Equity	\$41,552,685
		TOTAL	\$123,477,883

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

¹Housing Authority of the City of Los Angeles

²Los Angeles Housing Department

Determination of Credit Amount(s)

Requested Eligible Basis:	\$109,200,593
130% High Cost Adjustment:	Yes
Applicable Fraction:	89.80%
Qualified Basis:	\$127,474,978
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$5,098,489
Approved Developer Fee (in Project Cost & Eligible Basis):	\$14,242,908
Federal Tax Credit Factor:	\$0.81500

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

Staff made corrections to the utility allowance amounts and to the Subsidy Contract Calculation tab in Attachment 40 to align with the documentation included in the initial application. As a result, the project does not meet the required cash flow after debt service in year three. CTCAC Regulation Section 10327(g) allows initial applicants to correct cash flow shortages or overages up to the higher of \$25,000 or 0.5% of gross income at placed-in-service, which enables the project to meet the cash flow after debt service requirement.

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-26-572 / Jordan Downs Phase S6

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
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 38% 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				
Service Coordinator, minimum ratio of 1 FTE to 600 bedrooms	5	5	5	5
After school program for school age children, minimum of 10 hours/week	5	5	5	5
Cost Containment	12	12	12	12
Project eligible basis is 18% 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 3/4 mile of public park or community center open to general public	2	2	2	2
Within 1 mile of public library	2	2	2	2
Within 1 mile of a public high school	3	3	3	3
Within 1 mile of a pharmacy	1	1	1	1
Total Points	112	102	111	111

Tie Breaker:

133.579%