100% AFFORDABLE RENTAL COMMUNITY

East Niles Residences

430 Affordable Homes · 15.16 Acres · Three Phases · 4502 Center St Bakersfield CA 93306

15.16	3	SB 423	130%
ACRES	PHASES	MINISTERIAL	QCT BOOST

HUD QCT Tract 11.04 · CalEnviroScreen Top 25% DAC · AHSC ICP-Eligible · Density Bonus Law · 4% LIHTC

THE SITE

Site and Infrastructure

One vacant 15.16-acre legal parcel in Bakersfield, CA. Zoning is MP; General Plan is HMR + HC, with HMR at 17.42 du/net acre. Commercial to the north and west; residential to the east and south.

Utility infrastructure is already nearby or available at the site: ENCSD's 8-inch Center Street sewer is indicated to have capacity, a ~10-inch water main and hydrants sit nearby (historical 950 GPM), electric is at the service address, AT&T is on telecom, and an existing sump supports preliminary stormwater planning. Final sewer, water, and drainage engineering still have to lock the design.

SEWER	WATER	POWER / TEL	STORM
ENCSD 8-inch Center St.	**~10-inch main + hydrants**	**Electric at the address**	**Existing sump on site**
Capacity indicated	Historical 950 GPM	AT&T on telecom	First-cut stormwater

WHY HERE

Location Advantages

The site sits in HUD QCT tract 11.04 — that is the 130% basis boost on a 4% deal. It is also a CalEnviroScreen Top 25% DAC, Very Hard-to-Count, and AHSC ICP-eligible (qualifying transit, not TOD). Tract profile: 91.5% minority, MFI about 55% of AMI, 31.8% poverty.

THE SCARCE STACK — THAT IS THE ASSET

QCT + DAC + CES Top 25% + Very Hard-to-Count + existing transit + a community health center within a mile. That is the asset. AHSC eligibility is not an award.

11.04	130%	91.5%	55%	31.8%
HUD QCT TRACT	BASIS BOOST	MINORITY	MFI OF AMI	POVERTY

CAPITAL & APPROVALS

Financing and Entitlement Advantages

QCT tract 11.04 unlocks a 130% eligible-basis boost on 4% federal LIHTC, plus California state credit equity on the same stack. A 100% affordable structure brings Density Bonus Law — extra density and concessions/waivers, which is how 430 units fit. SB 937 can defer qualifying impact fees to first certificate of occupancy. Nonprofit ownership is underwritten at $0 property tax.

DELIVERY

Three Phases

The project is divided into three phases, with each phase delivering roughly one-third of the planned community, or about 145 units.

PHASE 1	PHASE 2	PHASE 3
145 units	**~145 units**	**~145 units**
First third · $64M TDC · capital stack in motion	Second third of the planned community	Final third · 430 homes at build-out

PHASE ONE

PHASE 1 SNAPSHOT	VALUE
Units	**145**
Phase 1 TDC	**$64M**
4% LIHTC + QCT equity	**~37% of TDC**
Capital stack already identified	**~70%**
Sponsor cash	**~2.2% of TDC**
Permanent debt coverage	**1.40x DSCR**
Developer / Sponsor Economics	**Very Strong**

**Detailed sponsor economics available to qualified development partners. Subject to financing, public-funding awards and final underwriting.*

INVESTMENT CASE

Why This Project Makes Sense

- **4% LIHTC equity does the heavy lifting** — about 37% of Phase 1 TDC
- **About 70% of the Phase 1 capital stack is presently modeled from identified non-soft sources** —LIHTC equity, permanent debt, state credit, deferred developer fee, and GP equity
- **Sponsor cash is low relative to project scale** — creating a capital-efficient entry point for the GP/developer.
- **Strong sponsor upside** comes from the combination of limited upfront cash, developer-fee recovery, and sponsor-level economics over the life of the deal.
- **Debt is conservatively sized** at **1.40x DSCR**, modeled at **5.50% / 35 years**.
- **Developer fee is built into the capital structure** — deferred as a source today and recovered over time.
- **The remaining gap is the public-funding job.** The site brings **QCT + DAC + ICP** positioning to support that effort.