

LADF

LOS ANGELES DEVELOPMENT FUND

**Meeting of the
Governing Board of Directors and
Advisory Board Directors**

**The Los Angeles Development Fund
and
LADF Management, Inc.**

April 13, 2026

MEETING of the
GOVERNING BOARD OF DIRECTORS and ADVISORY BOARD OF DIRECTORS of
THE LOS ANGELES DEVELOPMENT FUND and LADF MANAGEMENT, INC.

April 13, 2026

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- 2** Materials regarding Discussion Item B:
 - LADF Pipeline Report
- 3** Materials regarding Approval of Minutes for Board Meeting(s):
 - November 13, 2025
- 4** Materials regarding Action Item C:
 - Reseda Theater Source Loan Memo

Tab 1

AGENDA

**MEETING of the
GOVERNING BOARD OF DIRECTORS and ADVISORY BOARD OF DIRECTORS of
THE LOS ANGELES DEVELOPMENT FUND and LADF MANAGEMENT, INC.**

**To Join in Person: City Hall, Room 1070 | 200 N Spring St, Los Angeles, CA 90012
To Join via Zoom: Dial (669) 444-9171 US | Meeting ID: 823 4162 2679
Monday, April 13, 2026 | 01:00 PM to 2:30 PM**

AGENDA ITEM	PRESENTER	TAB
Welcome and Call to Order	Frederick Jackson	
Roll Call	Sandra Rahimi	
Public Comment	Frederick Jackson	
1 Discussion Items	Sandra Rahimi	
a. Discussion of upcoming changes to the LADF's Governing Board and its officers		
b. Pipeline Update		Tab 2
2 Approval of Minutes for Board Meeting(s) on:	Frederick Jackson	
a. November 13, 2025		Tab 3
3 Action Items	Frederick Jackson	
a. Request for authorization for LADF staff to issue a Letter of Interest (LOI) to the South LA Healthy Food project (Costco) for providing up to \$6.5 million in New Markets Tax Credit Allocation. LADF reserves the right to rescind the Letter of Interest if the project does not begin closing calls by August 31, 2026, and demonstrate the capability to close by November 20, 2026.		
b. Request for authorization for LADF staff to issue a Letter of Interest (LOI) to the Gateways Hospital Effie Street project for providing up to \$6.5 million in New Markets Tax Credit Allocation. LADF reserves the right to rescind the Letter of Interest if the project does not demonstrate the capability to close by June 30, 2026.		
c. Request for Authorization for LADF staff to issue a Letter of Interest ("LOI") to Azure Development, Inc. ("Azure") for providing a source loan of up to \$500,000 to be used towards Azure's leverage loan related to the New Markets Tax Credit ("NMTC") transaction for the Reseda Theatre & Public Market project. LADF reserves the right to rescind the Letter of Interest if the project does not close the NMTC transaction with LADF by August 31, 2026.		Tab 4
4 Future Agenda Items	Frederick Jackson	
TBD		
5 Next Meeting Date and Time of Governing Board	Frederick Jackson	
TBD		
Adjournment	Frederick Jackson	

The LADF's Board Meetings are open to the public. Accommodations such as sign language interpretation and translation services can be provided upon 72 hours notice. Contact LADF @ (213) 808-8959. **PUBLIC COMMENT AT LADF BOARD MEETINGS** – An opportunity for the public to address the Board will be provided at the conclusion of the agenda. Members of the public who wish to speak on any item are requested to identify themselves and indicate on which agenda item they wish to speak. The Board will provide an opportunity for the public to speak for a maximum of three (3) minutes, unless granted additional time at the discretion of the Board. Testimony shall be limited in content to matters which are listed on this Agenda and within the subject matter jurisdiction of the LADF. The Board may not take any action on matters discussed during the public testimony period that are not listed on the agenda.

Tab 2

LADF

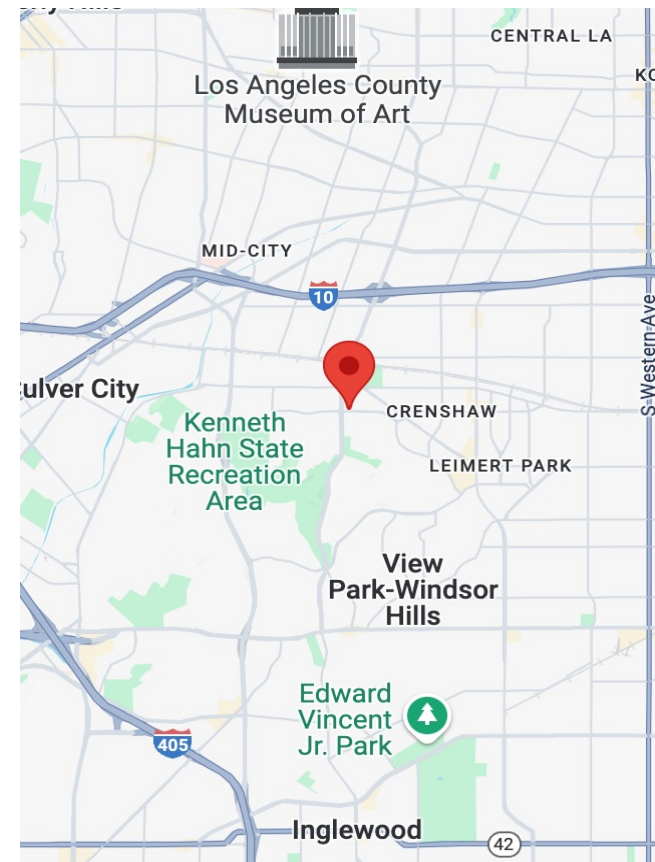
LOS ANGELES DEVELOPMENT FUND

PIPELINE PROJECT PRESENTATION

**LADF Board Meeting
April 2026**

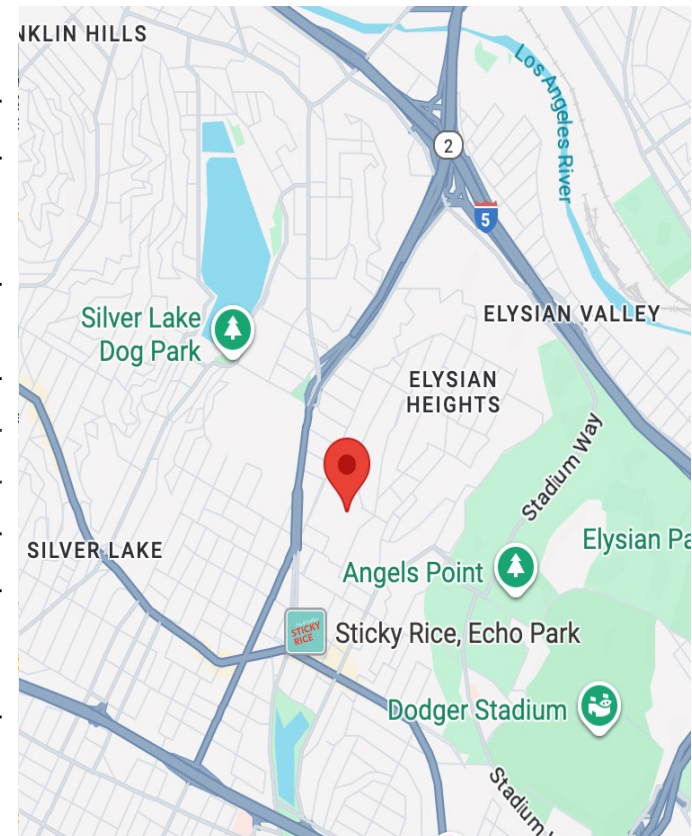
SOUTH LA HEALTHY FOOD / COSTCO

Developer:	Thrive Living									
Project Type:	New Construction – Full-Service Costco In an Affordable Housing Complex									
Description:	<p>This project involves the construction of a full-service Costco store with four floors of subterranean parking, providing residents with access to healthy foods in a USDA-designated Food Desert. Thrive Living is also developing a \$327 million, 800-unit housing complex above Costco, with 184 units designated as affordable housing for tenants earning below 80% AMI. This project addresses a severe housing shortage while creating a community-focused, transit-oriented development in South LA.</p> <p>Thrive Living is a real estate developer dedicated to addressing the housing crisis in Los Angeles through a community-centered approach. Thrive collaborates with over 30 local organizations to address urgent needs in disadvantaged neighborhoods. Before initiating this project, Thrive spent 18 months gathering input from a local resident focus group, which led to a partnership with Costco to provide a much-needed healthy food option in the area.</p>									
Location:	5035 Coliseum St. Los Angeles, CA 90016 (CD 10)									
Census Tract Eligibility (2016-20):	<ul style="list-style-type: none"> ➤ 27.0% Poverty Rate (<i>greater than 20%</i>) ➤ 44.2% of Metro/State Median Income (<i>less than 80% and 60%</i>) 									
Estimated TDC & NMTC Allocation:	<table border="0" style="width: 100%;"> <tr> <td>Budget:</td> <td style="text-align: right;">\$ 119,400,000</td> <td>Total QEI:</td> <td style="text-align: right;">\$ 70,000,000</td> </tr> <tr> <td></td> <td></td> <td>LADF QEI:</td> <td style="text-align: right;">\$ 6,500,000</td> </tr> </table>	Budget:	\$ 119,400,000	Total QEI:	\$ 70,000,000			LADF QEI:	\$ 6,500,000	
Budget:	\$ 119,400,000	Total QEI:	\$ 70,000,000							
		LADF QEI:	\$ 6,500,000							
Potential Sources of Funds:	<table border="0" style="width: 100%;"> <tr> <td>Sponsor Equity :</td> <td style="text-align: right;">\$ 29,830,000</td> <td style="text-align: right;">Lev. Loan Eligible</td> </tr> <tr> <td>Senior Debt:</td> <td style="text-align: right;">\$ 67,730,000</td> <td></td> </tr> <tr> <td>NMTC Equity (\$0.80 / NMTC):</td> <td style="text-align: right;">\$ 21,840,000</td> <td></td> </tr> </table>	Sponsor Equity :	\$ 29,830,000	Lev. Loan Eligible	Senior Debt:	\$ 67,730,000		NMTC Equity (\$0.80 / NMTC):	\$ 21,840,000	
Sponsor Equity :	\$ 29,830,000	Lev. Loan Eligible								
Senior Debt:	\$ 67,730,000									
NMTC Equity (\$0.80 / NMTC):	\$ 21,840,000									
Projected Closing:	Q3 2026									
Current Status:	Property acquired in 2019, permits issued in Feb 2026									
Community Benefits/Impact:	<ul style="list-style-type: none"> ➤ Jobs: 290 Permanent (<i>all created</i>) – 508 Construction ➤ Quality Jobs: 100% provided living wages and full benefits ➤ Accessible Jobs: 96% to LIPs and residents of LICs ➤ Estimated to serve 223,000 community members annually. ➤ Social Services: Partners with local nonprofits for job training and hiring, offering benefits for employees and their dependents. 									



GATEWAYS HOSPITAL – EFFIE STREET

Developer:	Gateways Hospital		
Project Type:	New Construction; Adolescent Acute Care Hospital		
Description:	<p>The project is located in Los Angeles' Echo Park neighborhood and involves the construction of a 27,000 square foot expansion to Gateways Hospital's adolescent acute care facility. This expansion will add 37 new inpatient beds dedicated to adolescents experiencing severe mental health crises.</p> <p>The facility will also host a robust training program for up to 80 undergraduate, graduate, and post-doc students annually from regional universities, preparing students in nursing, psychology, occupational therapy, and related fields.</p> <p>Gateways Hospital, founded in 1953, is a nonprofit that serves an average of 1,700 individuals annually, including more than 525 adult and adolescent inpatients with severe mental illness and co-occurring substance use disorder. The new inpatient unit will provide structured care, including individual and group therapies (Cognitive-Behavioral, Psychoanalytic, Mentalization-Based, EMDR, Biofeedback, etc.), medication management, and specialized support for co-occurring substance use disorders.</p>		
Location:	1891 Effie Street, Los Angeles, CA 90026 (CD 13)		
Census Tract Eligibility (2016-20):	<ul style="list-style-type: none"> ➤ 78.7% of Metro/State Median Income (less than 80%) ➤ HRSA Health Professional Shortage Area (Mental Health) ➤ FEMA Disaster Area (FEMA-4859-DR, declared 1/8/2025) 		
Estimated TDC & NMTC Allocation:	Budget:	\$ 65,700,000	Total QEI: \$ 26,000,000 LADF QEI: \$ 6,500,000
Potential Sources of Funds:	State BHCIP Grant:	\$ 19,200,000	Lev. Loan Eligible
	Sr. Tax-Exempt Bond Financing:	\$ 39,000,000	
	NMTC Equity (\$0.74 / NMTC):	\$ 7,500,000	
Projected Closing:	Q2 2026		
Current Status:	<ul style="list-style-type: none"> ➤ Permitting complete (HCAI approvals finalized) ➤ Underground utility and grading work started Nov. 2024 ➤ Ready for closing anytime pending term sheets from investor and CDEs 		
Community Benefits/Impact:	<ul style="list-style-type: none"> ➤ Jobs: 120 Permanent (all created) – 80 Construction ➤ Quality Jobs: 100% provided living wages and full benefits ➤ Accessible Jobs: 40% with ≤2-year degree; 100% to residents of LIC ➤ 37 inpatient beds serving 168 adolescents annually (all qualify for Medi-Cal) 		



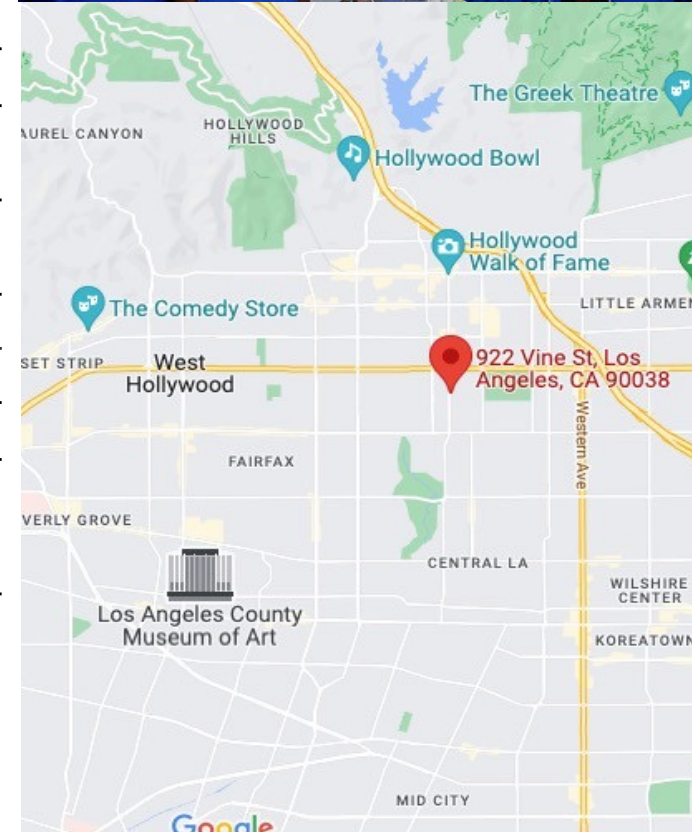
RESEDA THEATRE

Developer:	Azure Community Development, Inc.															
Project Type:	Renovation; Entertainment and Small Business Incubator															
Description:	The Reseda Theater & Public Market project is revitalizing a historic 15,860 square foot theater in Downtown Reseda into a vibrant community space. Managed by Azure Community Development, the project focuses on low-income, BIPOC communities, featuring a food hall with six tenants across 300-1,000 square feet each, a 92-seat craft beer garden, two movie theaters totaling 100 seats, and a weekday community meeting space. Tenants will benefit from interest-free, forgivable \$50,000 start-up loans and 20-25% below-market rent. This initiative is set to rejuvenate a once-thriving area, significantly affected since the 1970s, by promoting local business & community engagement in a historically rich location.															
Location:	18447 West Sherman Way, Los Angeles, CA 91335 (CD 3)															
Census Tract Eligibility (2016-20):	<ul style="list-style-type: none"> ➤ 55.7% of Metro/State Median Income (<i>less than 80% and 60%</i>) ➤ Designated Opportunity Zone 															
Estimated TDC & NMTC Allocation:	<table border="0" style="width: 100%;"> <tr> <td style="width: 20%;">Budget:</td> <td style="width: 20%;">\$ 16,000,000</td> <td style="width: 20%;">Total QEI:</td> <td style="width: 20%;">\$ 16,000,000</td> </tr> <tr> <td></td> <td></td> <td>LADF QEI:</td> <td>\$ 7,000,000</td> </tr> </table>	Budget:	\$ 16,000,000	Total QEI:	\$ 16,000,000			LADF QEI:	\$ 7,000,000							
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Potential Sources of Funds:	<table border="0" style="width: 100%;"> <tr> <td style="width: 30%;">Sponsor Equity:</td> <td style="width: 20%;">\$ 700,000</td> <td style="width: 20%;">Lev. Loan Eligible</td> </tr> <tr> <td>City of LA Sect. 108 & Grants:</td> <td>\$ 6,900,000</td> <td>Lev. Loan Eligible</td> </tr> <tr> <td>CDFI Loan:</td> <td>\$ 2,850,000</td> <td>Lev. Loan Eligible</td> </tr> <tr> <td>LADF Loan (<i>requested</i>):</td> <td>\$ 500,000</td> <td>Lev. Loan Eligible</td> </tr> <tr> <td>NMTC Equity (\$0.81 / NMTC):</td> <td>\$ 5,050,000</td> <td></td> </tr> </table>	Sponsor Equity:	\$ 700,000	Lev. Loan Eligible	City of LA Sect. 108 & Grants:	\$ 6,900,000	Lev. Loan Eligible	CDFI Loan:	\$ 2,850,000	Lev. Loan Eligible	LADF Loan (<i>requested</i>):	\$ 500,000	Lev. Loan Eligible	NMTC Equity (\$0.81 / NMTC):	\$ 5,050,000	
Sponsor Equity:	\$ 700,000	Lev. Loan Eligible														
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CDFI Loan:	\$ 2,850,000	Lev. Loan Eligible														
LADF Loan (<i>requested</i>):	\$ 500,000	Lev. Loan Eligible														
NMTC Equity (\$0.81 / NMTC):	\$ 5,050,000															
Projected Closing:	Q2 2026															
Current Status:	<ul style="list-style-type: none"> ➤ Permits issued Nov 2025; Construction commenced ➤ Financing: Pending commitment for \$3.4MM debt, including CDFI loan and proposed \$500,000 loan from LADF 															
Community Benefits/Impact:	<ul style="list-style-type: none"> ➤ Jobs: 42 Permanent (<i>all created</i>) – 45 Construction ➤ Latina-led and -controlled non-profit. The GC is also an MBE. ➤ Start-Up Loan Program: Up to \$50k forgivable loans for tenant start-ups, 25% forgiven annually over 4 years if business remains operational. ➤ Sponsor to recruit food tenants via local WorkSource entrepreneurship program; tenants to have at least 1 site (e.g. food truck) for business growth 															



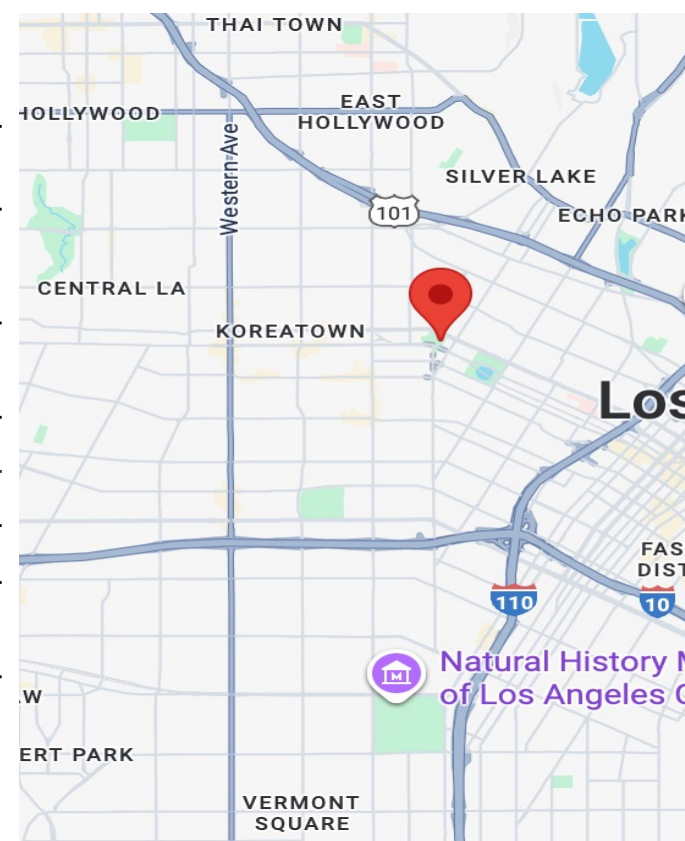
PROJECT ANGEL FOOD (PHASE II)

Developer:	Project Angel Food (a non-profit organization)		
Project Type:	New Construction / Office & Community Space		
Description:	<p>Project is the new construction of a 15,000 SF facility that will complete the Project Angel Food ("PAF") campus. The new campus will allow PAF to increase its production of Medically Tailored Meals by 240%. Phase II will house PAF's expanded administrative offices, PAF's Research and Policy Institute, one-on-one nutrition counseling services, expanded client services department, demonstration kitchen, community space, as well as enhance the programming at the Phase I site across the street (financed by LADF in March 2024).</p> <p>Once completed in 2027, the two buildings will comprise a 32,000 SF campus that will allow PAF to prepare and deliver over 3,000,000 medically-tailored meals ("MTMs") annually and significantly expand the on-site programming that PAF provides to its clients.</p>		
Location:	960 Vine Street, Los Angeles CA 90038 (CD 13)		
Census Tract Eligibility (2016-20):	<ul style="list-style-type: none"> ➢ 20.5% Poverty Rate (greater than 20%) ➢ 50.8% of Metro/State Median Income (less than 80% and 60%) 		
Estimated TDC & NMTC Allocation:	Budget:	\$ 31,600,000	Total QEI: \$ 30,000,000 LADF QEI: \$ 10,000,000
Potential Sources of Funds:	Sponsor Capital Campaign:	\$ 22,700,000	Lev. Loan Eligible
	NMTC Equity (\$0.76 / NMTC):	\$ 8,900,000	
Projected Closing:	Q4 2026		
Current Status:	<ul style="list-style-type: none"> ➢ Building permits: expect RTI permits in Q3 2026 ➢ GC contract: expect GC selection in Q3 2026 ➢ Capital campaign: \$12.6mm of \$22.7mm raised as of Q3 2025 		
Community Benefits/Impact:	<ul style="list-style-type: none"> ➢ Jobs: 60 Permanent (11 created / 49 ret.) – 34 Construction ➢ Quality Jobs: 80% Living Wages and 100% with benefits ➢ Accessible Jobs: 30% accessible to individuals with HS diploma or less ➢ Research & Policy Institute: enable PAF to expand its research, educate healthcare practitioners and consumers, and share findings and best practices for improved service delivery and healthcare transformation throughout Los Angeles and the world. 		



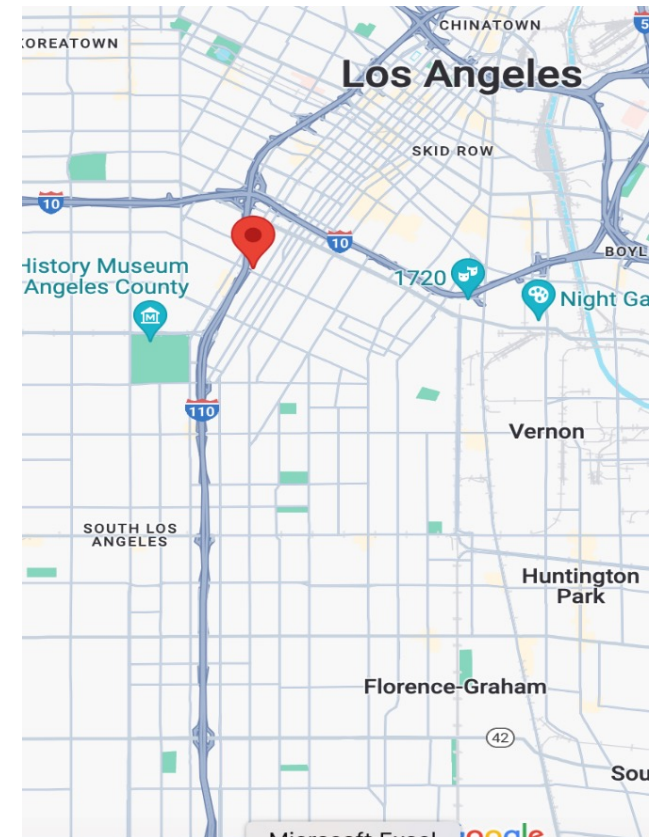
HEART OF LOS ANGELES (Working Capital)

Developer:	Heart of Los Angeles		
Project Type:	Working Capital; Free Afterschool Program to Underserved Youth		
Description:	<p>Heart of Los Angeles (HOLA) is a nonprofit that provides free, high-quality after-school programs in academics, arts, music, and athletics to underserved youth. With NMTC financing, HOLA will expand from its Central LA base into South LA, bringing proven programs to severely distressed neighborhoods. This expansion will grow the number of youth served annually from 2,400 to 5,000, offering academic enrichment, STEM, visual arts, athletics, music, and wrap-around family services.</p> <p>HOLA's programs have led to 100% high school graduation and 95% college enrollment for participants, compared to local graduation rates of 47-61% and college attainment rates of 8-15%.</p> <p>Heart of LA has received broad support from City, State, and community leaders, including Governor Gavin Newsom, Mayor Karen Bass, LA City Councilmembers, LA County Supervisor Holly Mitchell, education officials, and cultural partners such as UCLA, USC, and the LA Philharmonic.</p>		
Location:	11 sites across Central & South Los Angeles, including Watts, Crenshaw, Florence-Firestone, and Westlake (all severely distressed census tracts)		
Census Tract Eligibility (2016-20):	<ul style="list-style-type: none"> ➤ All severely distressed tracts) 5 in Central LA (all severe/deep distress, 24-40% poverty, 37-49% AMI, 1.1-1.8x UE) 6 in South LA (all severe/deep distress, 21-40% poverty, 34-64% AMI, 1.8-4.1x UE) 		
Estimated TDC & NMTC Allocation:	Budget:	\$ 30,000,000	Total QEI: \$ 30,000,000 LADF QEI: \$ 10,000,000
Potential Sources of Funds:	Fundraising and Donations:	\$ 20,640,000	
	NMTC Equity (\$0.80 / NMTC):	\$ 9,360,000	
Projected Closing:	Able to close as soon as allocation is secured		
Current Status:	<ul style="list-style-type: none"> ➤ Permitting complete (HCAI approvals finalized) ➤ Underground utility and grading work started Nov. 2024 		
Community Benefits/Impact:	<ul style="list-style-type: none"> ➤ Jobs: 88 Permanent (6 created / 82 retained) ➤ Quality Jobs: 100% with benefits; 75% pay > MIT living wages; ➤ Students Served: Currently 2,400, growing to 5,000 annually ➤ Expands arts, STEM, music, and academic enrichment to underserved South LA 		



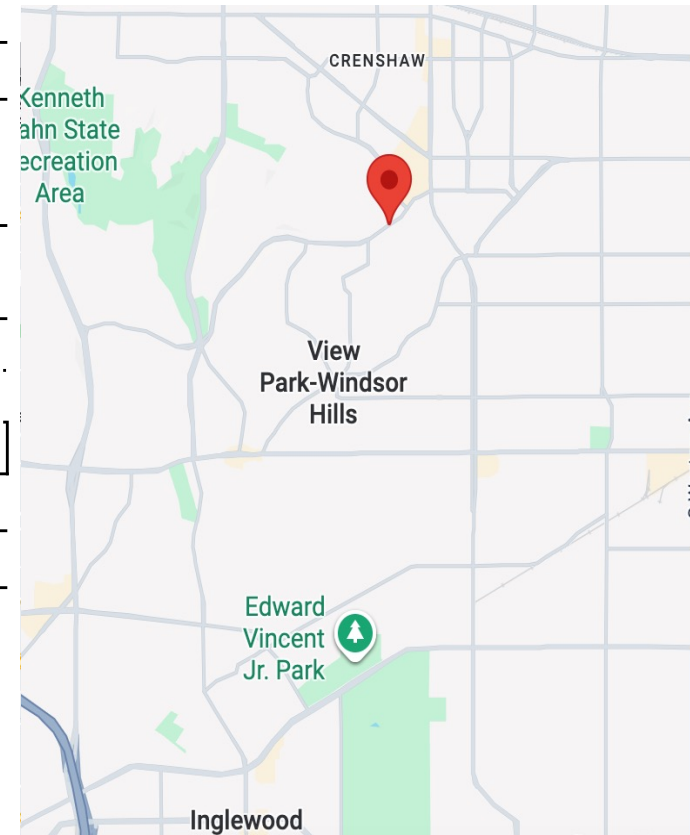
LUSKIN ORTHOPAEDIC INSTITUTE FOR CHILDREN

Developer:	The Luskin Orthopaedic Institute for Children		
Project Type:	Expansion; Critical healthcare facility for Low-Income Children & Adults		
Description:	<p>The Luskin Orthopaedic Institute for Children (“OIC”) is undertaking an expansion project to enhance orthopedic services in south Los Angeles, a community with notable medical needs. This initiative will provide expanded orthopaedic services to adult patients and establish an advanced imaging center equipped with an MRI and a Hi Rise Curve Beam CT Scanner. In addition, the project covers the expansion of the existing physical and occupational therapy facility, the ambulatory surgery center, and renovation of the existing 117,000 SF buildings for better accessibility for patients and their families. Previously, in 2017, OIC carried out a NMTC transaction to construct a new Ambulatory Surgery Center and expand its urgent care and fracture clinic. This served primarily the Medi-Cal managed population, uninsured, and underinsured (>85% low-income children) from nearby areas. The expansion is projected to bring in 5,000 more visits annually and double the surgical volume, accommodating an extra 650 cases yearly.</p>		
Location:	403 West Adams Boulevard, Los Angeles, CA 90007 (CD 9)		
Census Tract Eligibility (2016-20):	<ul style="list-style-type: none"> ➤ 38.2% Poverty Rate (greater than 20% and 30%) ➤ 30.0% of Metro/State Median Income (less than 80% and 60% and 40%) ➤ Designated Opportunity Zone ➤ Located adjacent to a Designated Medically Underserved Area 		
Estimated TDC & NMTC Allocation:	Budget: \$ 20,000,000	Total QEI: \$ 20,000,000	LADF QEI: \$ 10,000,000
Potential Sources of Funds:	Sponsor Sources (TBD):	\$ 13,760,000	Lev. Loan Eligible
	NMTC Equity (\$0.80 / NMTC):	\$ 6,240,000	
Projected Closing:	TBD		
Current Status:	➤ Currently own the subject property and there is no entitlement risk		
Community Benefits/Impact:	<ul style="list-style-type: none"> ➤ Jobs: 205 Permanent (20 created / 185 ret.) – 60 Construction ➤ Quality Jobs: 100% Living Wages Accessible Jobs: 70% LIPs/LIC residents ➤ Introduction of MRI and Hi Rise CurveBeam CT Scanner. ➤ Expansion of therapy facility & ASC with second surgical suite. ➤ Building enhancements for mobility; outcomes: 5,000 additional visits annually and doubling surgeries with an extra 650 cases annually 		



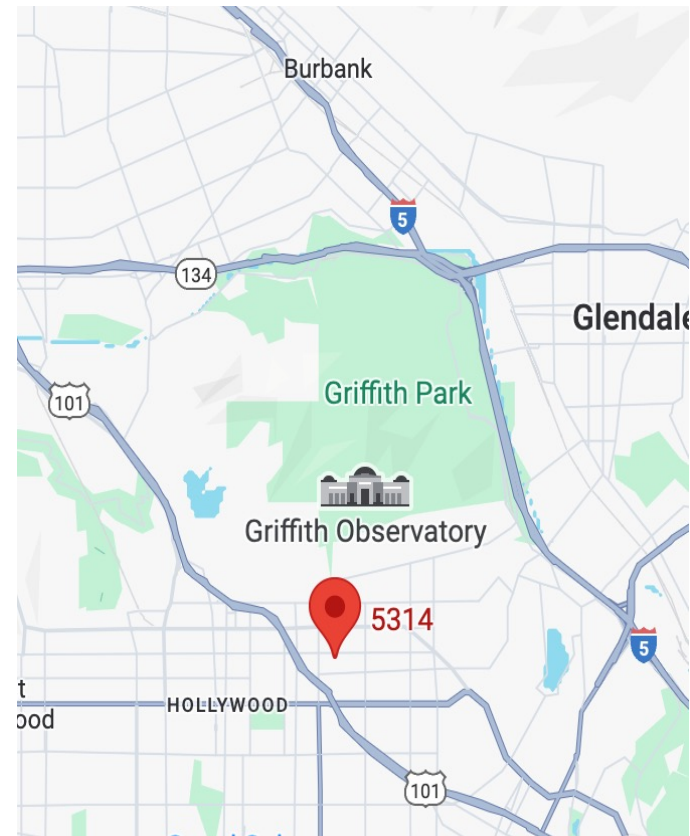
STOCKER STREET CREATIVE

Developer:	4S Bay (WMBE-led)		
Project Type:	207,200 SF Community-focused multi-use campus development		
Description:	<p>The Stocker Street Creative campus in Los Angeles will serve as a community-driven creative and entrepreneurial hub, integrating film and TV production facilities, business incubation space, and a food hall to support local culinary entrepreneurs. The 207,200-square-foot project will also host workforce development and professional training programs focused on BIPOC creatives.</p> <p>The mixed-use development includes: 15,034 SF (retail), 59,895 SF (office), 11,583 SF (production mills), 38,160 SF (production offices and support areas), and 82,555 SF (soundstages).</p> <p>Beyond its physical footprint, the project is designed to strengthen minority-owned businesses by prioritizing MBE contracting, consulting, and supplier participation. Through these initiatives, the campus will provide access to production infrastructure, business mentorship, and local workforce pipelines.</p>		
Location:	3701–3761 Stocker Street, Los Angeles, CA 90008 (CD 8)		
Census Tract Eligibility (2016-20):	<ul style="list-style-type: none"> ➤ 21.0% Poverty Rate (<i>greater than 20%</i>) ➤ 79.0% of Metro/State Median Income (<i>less than 80%</i>) ➤ Severe Distress Criteria: <i>Food Desert</i> and <i>FEMA Disaster Declaration</i> 		
Estimated TDC & NMTC Allocation:	Budget:	\$ 338,600,000	Total QEI: \$ 50,000,000 LADF QEI: \$ 10,000,000
Potential Sources of Funds:	Sponsor Equity:	\$245,800,000	Lev. Loan Eligible
	PACE Loan:	\$ 77,200,000	
	NMTC Equity (\$0.80 / NMTC):	\$ 15,600,000	
Projected Closing:	Q3 2026		
Current Status:	CEQA cleared; anticipating RTI permits by July 2026		
Community Benefits/Impact:	<ul style="list-style-type: none"> ➤ Jobs: 907 permanent (<i>all created</i>) – 1,351 Construction ➤ Quality Jobs: 100% Living Wages ➤ Workforce Development: Professional training and apprenticeship opportunities for BIPOC creatives ➤ Business incubation and support for minority-owned enterprises ➤ Community Access: Local programming, food hall promoting small culinary vendors ➤ Economic Inclusion: Prioritization of MBE-led contracting and consulting firms 		



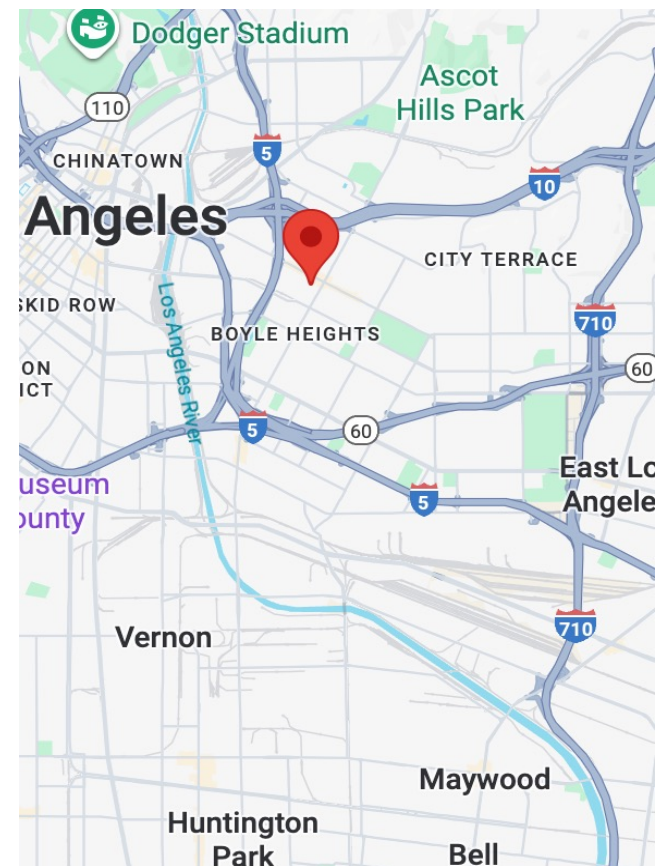
TRANSLATIN@ COALITION NEW CENTER

Developer:	Translatin@ Coalition		
Project Type:	New Construction; Behavioral Health and Social Enterprise Facility		
Description:	<p>The project is a new behavioral health and community services center, incorporating a social enterprise model to generate sustainability through an on-site café/restaurant, boutique, and beauty salon. The facility will offer comprehensive programs including mental health services, reentry support, housing assistance, HIV prevention, aging services, workforce and economic development, violence prevention, substance use prevention, legal advocacy, mentoring, leadership development, training, and policy initiatives. A gender-affirming health clinic is also planned. By 2027, the center expects to employ 120 staff, almost doubling current employment from 64, and significantly expanding its reach to vulnerable and underserved populations.</p> <p>The Translatin@ Coalition provides culturally competent services for transgender, gender nonconforming, and intersex (TGI) communities.</p>		
Location:	5314 W. Sunset Blvd., Los Angeles, CA 90027 (CD 13)		
Census Tract Eligibility (2016-20):	<ul style="list-style-type: none"> ➤ 39.7% Poverty Rate (greater than 20% and 30%) ➤ 67.5% of Metro/State Median Income (less than 80%) 		
Estimated TDC & NMTC Allocation:	Budget:	\$ 25,000,000	Total QEI: \$ 25,000,000 LADF QEI: \$ 10,000,000
Potential Sources of Funds:	Sponsor Equity:	\$ 200,000	Lev. Loan Eligible
	CA DHCS Grant (committed):	\$ 17,000,000	
	NMTC Equity (\$0.80 / NMTC):	\$ 7,800,000	
Projected Closing:	2026		
Current Status:	➤ State funding is secured, the site is in an eligible census tract, LADF has confirmed strong community impact for NMTC qualification, and a consultant is needed to structure financing and attract CDE commitments.		
Community Benefits/Impact:	<ul style="list-style-type: none"> ➤ Jobs: 120 Permanent (56 created / 64 retained) – TBD Construction ➤ Accessible Services: Comprehensive behavioral health, workforce, reentry, and healthcare for TGI communities ➤ Social Enterprise: Café, boutique, and salon to provide jobs and revenue sustainability ➤ Equity & Inclusion: Gender-affirming health services and holistic support for vulnerable populations 		



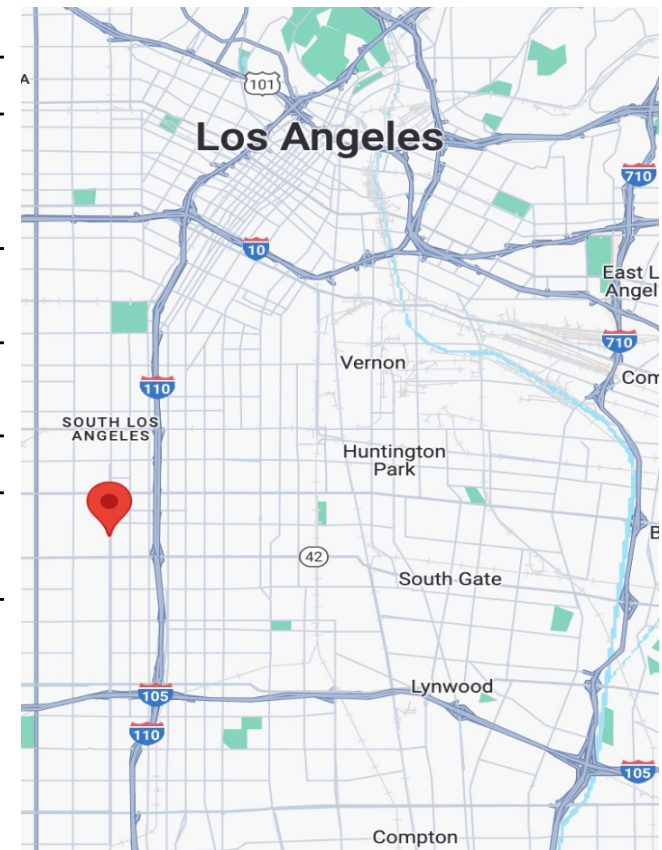
BREED STREET SHUL

Developer:	Breed Street Shul Project, Inc, a 501(c)3 nonprofit corporation		
Project Type:	Historic Rehabilitation and Adaptive Reuse; Community Center		
Description:	<p>The project involves the restoration and adaptive reuse of the 1923 Breed Street Shul, a National Register of Historic Places landmark, into a multifunctional community hub for arts, culture, education, and social services. The 9,650 SF building, located in the heart of Boyle Heights, will include flexible performance spaces, exhibition areas, meeting rooms, and nonprofit offices to serve the local community.</p> <p>The rehabilitation project combines Federal Historic Tax Credits with a New Markets Tax Credit (NMTC) investment, revitalizing the 1923 building that has been vacant since the 1980s while honoring the area's Jewish heritage and serving the Jewish, Latino, Asian American Pacific Islander and other communities that live in Boyle Heights today.</p>		
Location:	247 North Breed Street, Los Angeles, CA 90033 (CD 14)		
Census Tract Eligibility (2016-20):	<ul style="list-style-type: none"> ➤ 30.3% Poverty Rate (greater than 20% and 30%) ➤ 35.8% of Metro/State Median Income (less than 80% and 60% and 40%) 		
Estimated TDC & NMTC Allocation:	Budget:	\$ 26,000,000	Total QEI: \$ 20,000,000 LADF QEI: \$ 10,000,000
Potential Sources of Funds:	Sponsor Equity:	\$ 1,000,000	Lev. Loan Eligible
	State of California Grant:	\$ 14,900,000	Lev. Loan Eligible
	Federal Historic Tax Credits (HTC):	\$ 4,000,000	
	NMTC Equity (\$0.78 / NMTC):	\$ 6,100,000	
Projected Closing:	2026		
Current Status:	<ul style="list-style-type: none"> ➤ Construction began in March 2024 with completion expected July 2026 ➤ National Park Service Part 2 Historic Approval received February 2025 		
Community Benefits/Impact:	<ul style="list-style-type: none"> ➤ Jobs: 12 Permanent – 25 Construction ➤ 8,000 sq ft of community space for performances, exhibits, and educational events. ➤ Prospective nonprofit tenants (currently Bet Tzedek & Proyecto Pastoral) will offer free legal, housing, and youth services to 3,000+ residents / year. ➤ Below-market rents (20–30% less) to nonprofits; facility also serves as a polling place, food site, and health clinic during community needs. 		



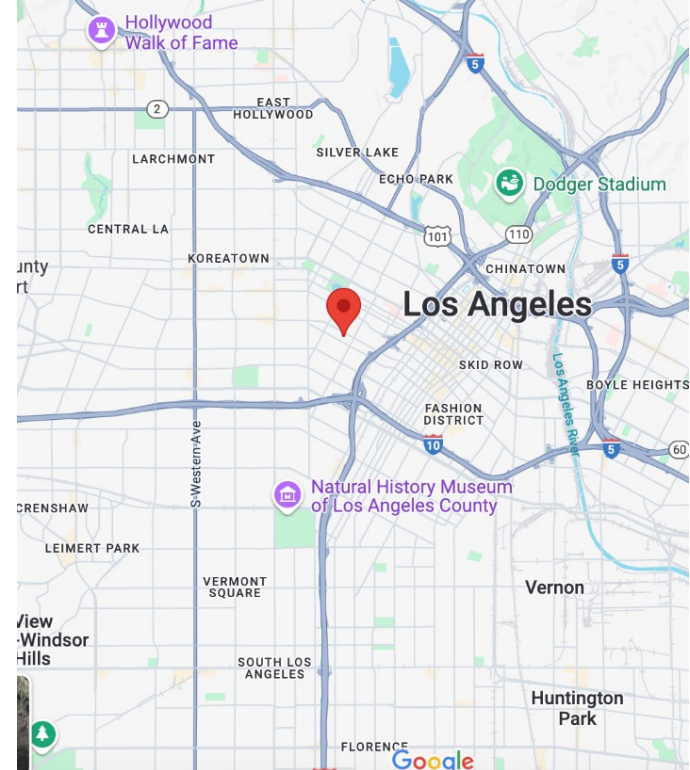
CENTER FOR COMMUNITY ORGANIZING

Developer:	Community Coalition (CoCo)								
Project Type:	New Construction; Community Facility								
Description:	Community Coalition (CoCo) is significantly involved in the social justice movement, focusing on engaging Black and Brown communities in South LA for more than 30 years. Their activities include organizational assessments, stakeholder interviews, and leadership pipeline development. In collaboration with Building Movement Project and Community Change, CoCo aims to establish a leadership network by engaging with over 20 base-building organizations across various cities. This involves addressing the needs within the progressive movement. CoCo's accomplishments also feature successful fundraising, having raised over \$11 million in two years and obtaining land for housing. Furthermore, they have launched a training program that has educated over 100 organizers from 39 organizations between 2019 and 2023. This initiative demonstrates a comprehensive approach to developing power and capacity in social justice movements, ranging from grassroots organizing to resource acquisition and leadership training.								
Location:	7514, 7518-7526 S Vermont Ave. Los Angeles, CA 90044 (CD 8)								
Census Tract Eligibility (2016-20):	<ul style="list-style-type: none"> ➤ 34.9% Poverty Rate (greater than 20% and 30%) ➤ 48.8% of Metro/State Median Income (less than 80% and 60%) ➤ 2.11x National Avg. Unemployment Rate (greater than 1.5x) 								
Estimated TDC & NMTA Allocation:	<table style="width: 100%; border: none;"> <tr> <td style="width: 25%;">Budget:</td> <td style="width: 25%;">\$ 40,000,000</td> <td style="width: 25%;">Total QEI:</td> <td style="width: 25%;">\$ 30-40 million</td> </tr> <tr> <td></td> <td></td> <td>LADF QEI:</td> <td>\$ TBD</td> </tr> </table>	Budget:	\$ 40,000,000	Total QEI:	\$ 30-40 million			LADF QEI:	\$ TBD
Budget:	\$ 40,000,000	Total QEI:	\$ 30-40 million						
		LADF QEI:	\$ TBD						
Potential Sources of Funds:	The project is actively seeking potential sources of funds								
Projected Closing:	Q1 2027								
Current Status:	<ul style="list-style-type: none"> ➤ Current progress includes strategic planning, which involves developing a sustainability plan, fundraising for program development, finalizing the design of new programs, and beginning construction of a state center for CoCo. 								
Community Benefits/Impact:	<ul style="list-style-type: none"> ➤ Job Creation and Retention: TBD ➤ Aim to triple their student reach to 1,500 students within the next two years, moving beyond their current annual reach of 400-500 students across five South LA high schools (Crenshaw High School, Washington Prep, Augustus Hawkins, Manual Arts High School, Fremont High School). ➤ Educational Impact: Significant positive outcomes in graduation and higher education rates, directly linked to their civic engagement services. ➤ Building capacity of organizations led by <i>People of Color</i> 								



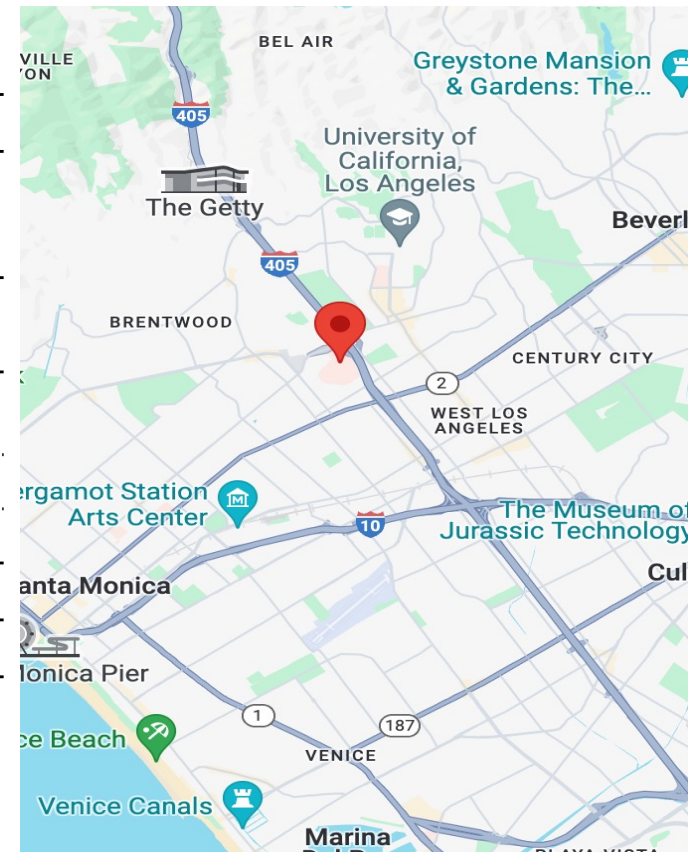
IMMIGRANT WELCOME AND EMPOWERMENT CENTER

Developer:	Coalition for Humane Immigrant Rights (CHIRLA)		
Project Type:	Renovation; Community Facility		
Description:	<p>CHIRLA (Coalition for Humane Immigrant Rights) will utilize New Markets Tax Credits to rehabilitate an abandoned six-story, 83,609 SF office building into the Immigrant Welcome and Empowerment Center (IWEC). This project will transform the building into a vibrant community hub offering essential services and resources to California's immigrant population. The IWEC will centralize CHIRLA's administrative functions and expand its programs, including free and low-cost legal services, community education, green workforce development, and advocacy. The facility will also feature key tenants such as a community-operated café and a health clinic, providing access to healthcare for 8,000 individuals. Once complete, the center will serve 33,900 additional people, with over 95% being low-income individuals of color. The project has strong community support, with local immigrant groups and foundations backing the initiative, helping CHIRLA further its mission of empowering immigrant communities and advocating for their rights.</p>		
Location:	1730 W. Olympic Boulevard, Los Angeles, CA 90015 (CD1)		
Census Tract Eligibility (2016-20):	<ul style="list-style-type: none"> ➤ 34.0% Poverty Rate (greater than 20% and 30%) ➤ 35.8% of Metro/State Median Income (less than 80% and 60%) ➤ 1.94x National Avg. Unemployment Rate (greater than 1.5x) 		
Estimated TDC & NMTC Allocation:	Budget:	\$ 85,850,000	Total QEI: \$ 50,000,000 LADF QEI: \$ 9,000,000
Potential Sources of Funds:	Bank or CDFI Loan (no commitment):	\$ 15,000,000	Lev. Loan Eligible
	Sponsor Equity/Grants (in hand):	\$ 34,750,000	Lev. Loan Eligible
	Sponsor Equity/Grants (to-be-raised):	\$ 20,500,000	Not Leveraged
	NMTC Equity (\$0.80/NMTC):	\$ 15,600,000	
Projected Closing:	TBD		
Current Status:	<ul style="list-style-type: none"> ➤ CHIRLA acquired the site in Oct 2023 with a Cal State grant ➤ Demolition and abatement nearly complete with \$1mm of work remaining 		
Community Benefits/Impact:	<ul style="list-style-type: none"> ➤ Job Creation: 183 Permanent (54 created / 129 retained) – 300 Construction ➤ Serve 33,900 additional people, with over 95% being low-income persons of color. Services include free legal aid, immigrant rights hub, and 10 other programs. ➤ The community clinic will provide healthcare to 8,000 individuals ➤ CHIRLA and 2 tenants (community café & health clinic) are minority-owned or controlled 		



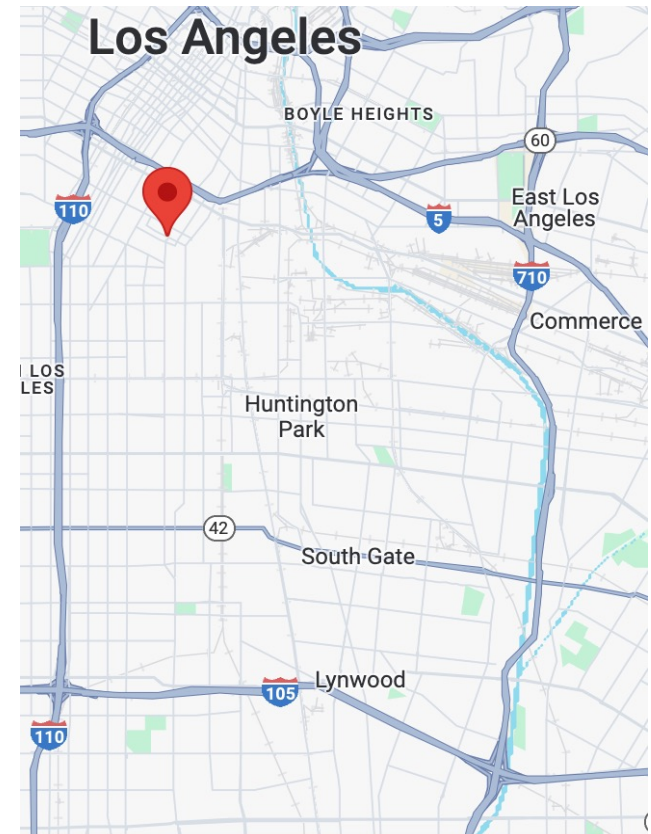
WADSWORTH CHAPEL

Developer:	U.S. VETS									
Project Type:	Renovation; Mental and Spiritual Wellness Center for veterans.									
Description:	The Wadsworth Chapel, the oldest building on Wilshire Boulevard, was built in 1902 and is located at the entrance of the West LA VA Campus. Damaged by an earthquake in 1971, it has been fenced off and is deteriorating. A transformative redevelopment is planned for the site as part of a broader initiative involving a consortium including U.S. VETS. Founded in 1996, U.S. VETS is a leading non-profit serving 20,000 homeless and at-risk veterans annually with housing, employment, and mental health services, and is redeveloping the West LA VA Campus to provide 1,200 housing units. This project aims to rehabilitate the 7,500 SF Wadsworth Chapel , which will become The Center for Spiritual Wellness & Moral Injury Recovery, operated by Volunteers of America (VOA). It will feature programs designed to alleviate veterans' emotional distress and homelessness, including a Moral Injury Recovery Program for 360 veterans annually and a non-denominational spiritual space hosting 250 events each year .									
Location:	11301 Wilshire Blvd, Los Angeles, CA 90073 (federal land within CD 11)									
Census Tract Eligibility (2016-20):	<ul style="list-style-type: none"> ➤ 62.2% Poverty Rate (<i>greater than 20% and 30%</i>) ➤ 50.4% of Metro/State Median Income (<i>less than 80% and 60%</i>) ➤ 8.07x National Avg. Unemployment Rate (<i>greater than 1.5x and 2.5x</i>) 									
Estimated TDC & NMTC Allocation:	<table border="0" style="width: 100%;"> <tr> <td>Budget:</td> <td>\$ 32,000,000</td> <td>Total QEI:</td> <td>\$ 28,500,000</td> </tr> <tr> <td></td> <td></td> <td>LADF QEI:</td> <td>\$ 14,500,000</td> </tr> </table>	Budget:	\$ 32,000,000	Total QEI:	\$ 28,500,000			LADF QEI:	\$ 14,500,000	
Budget:	\$ 32,000,000	Total QEI:	\$ 28,500,000							
		LADF QEI:	\$ 14,500,000							
Potential Sources of Funds:	<table border="0" style="width: 100%;"> <tr> <td>Capital Campaign (inc. 2023 CPF Grant from HUD):</td> <td>\$ 19,600,000</td> <td>Lev. Loan Eligible</td> </tr> <tr> <td>Historic Tax Credits (bridged):</td> <td>\$ 3,500,000</td> <td></td> </tr> <tr> <td>NMTC Equity (\$0.80 / NMTC):</td> <td>\$ 8,900,000</td> <td></td> </tr> </table>	Capital Campaign (inc. 2023 CPF Grant from HUD):	\$ 19,600,000	Lev. Loan Eligible	Historic Tax Credits (bridged):	\$ 3,500,000		NMTC Equity (\$0.80 / NMTC):	\$ 8,900,000	
Capital Campaign (inc. 2023 CPF Grant from HUD):	\$ 19,600,000	Lev. Loan Eligible								
Historic Tax Credits (bridged):	\$ 3,500,000									
NMTC Equity (\$0.80 / NMTC):	\$ 8,900,000									
Projected Closing:	TBD									
Current Status:	➤ Project is on the Historic Register. CA									
Community Benefits/Impact:	<ul style="list-style-type: none"> ➤ Job Creation: 40 Permanent – 150 Construction ➤ Mental & Spiritual Care for Veterans & Homeless Veterans – The project will serve 360 people per year on-site with its life-changing Moral Injury Recovery Programs (<i>historically the program has served >70% low-income, >60% homeless, 76% BIPOC</i>). 									



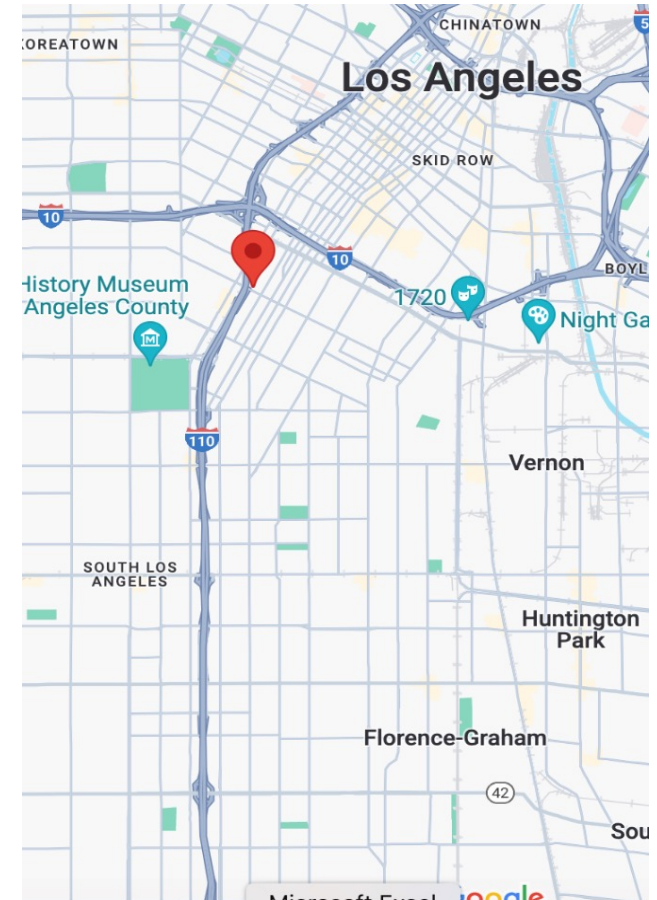
FQHC – CENTRAL NEIGHBORHOOD FOUNDATION

Developer:	Central Neighborhood Health Foundation									
Project Type:	Federally Qualified Health Center (FQHC) Expansion / Working Capital									
Description:	The Central Neighborhood Health Foundation (“CNHF”) is expanding its healthcare services across Los Angeles, Riverside, and San Bernardino counties, focusing on medically underserved and highly distressed communities. As a Federally Qualified Health Center , CNHF provides essential services such as family and internal medicine, pediatrics, OB/GYN, optometry, dentistry, behavioral health, diabetes management, telehealth, and COVID-19 care. With a New Markets Tax Credit allocation of \$15 million, CNHF aims to increase patient visits by 13% over the next three years, welcoming approximately 5,904 new patients and adding 19,211 visits . The project will also generate 16 new full-time jobs while retaining 61 current positions, with a workforce that includes 74% women and 73% minority employees. To extend its reach, CNHF operates from multiple fixed locations, including clinics within Medically Underserved Areas, as well as three mobile units.									
Location:	CNHF operates in 6 highly distressed, 1 qualified, and 3 non-qualified census tracts (including 2 medically underserved areas) and has 3 mobile units. See below 4 locations in Los Angeles: HQ Office: 2700 S Grand Avenue, Los Angeles, CA 90007 (CD9) Central Clinic: 2707 S Central Avenue, Los Angeles, CA 90011 (CD9) Grand Clinic: 2614 S Grand Avenue, Los Angeles, CA 90007 (CD9) Wilshire Specialty Clinic: 1245 W Wilshire Blvd, Los Angeles, CA 90017 (CD1)									
Census Tract Eligibility (2016-20):	<ul style="list-style-type: none"> ➢ 32.5 to 32.6% Poverty Rate (<i>greater than 20% and 30%</i>) ➢ 38.0 to 46.0% of Metro/State Median Income (<i>less than 80% and 60%</i>) 									
Estimated TDC & NMTC Allocation:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">Budget:</td> <td style="width: 25%;">\$ 15,000,000</td> <td style="width: 25%;">Total QEI:</td> <td style="width: 25%;">\$ 15,000,000</td> </tr> <tr> <td></td> <td></td> <td>LADF QEI:</td> <td>\$ 10,000,000</td> </tr> </table>	Budget:	\$ 15,000,000	Total QEI:	\$ 15,000,000			LADF QEI:	\$ 10,000,000	
Budget:	\$ 15,000,000	Total QEI:	\$ 15,000,000							
		LADF QEI:	\$ 10,000,000							
Potential Sources of Funds:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Sponsor Equity:</td> <td style="width: 20%;">\$ 2,000,000</td> <td style="width: 40%;">Lev. Loan Eligible</td> </tr> <tr> <td>Sponsor Equity – <i>Prior Incurred Exp.:</i></td> <td>\$ 8,320,000</td> <td>Lev. Loan Eligible</td> </tr> <tr> <td>NMTC Equity (\$0.80 / NMTC):</td> <td>\$ 4,680,000</td> <td></td> </tr> </table>	Sponsor Equity:	\$ 2,000,000	Lev. Loan Eligible	Sponsor Equity – <i>Prior Incurred Exp.:</i>	\$ 8,320,000	Lev. Loan Eligible	NMTC Equity (\$0.80 / NMTC):	\$ 4,680,000	
Sponsor Equity:	\$ 2,000,000	Lev. Loan Eligible								
Sponsor Equity – <i>Prior Incurred Exp.:</i>	\$ 8,320,000	Lev. Loan Eligible								
NMTC Equity (\$0.80 / NMTC):	\$ 4,680,000									
Projected Closing:	Upon receipt of Allocation									
Current Status:	➢ Seeking NMTC Allocation									
Community Benefits/Impact:	<ul style="list-style-type: none"> ➢ Jobs: 86 Permanent (21 created / 65 retained) ➢ Healthcare Access: Expected 13% increase in patients/visits over 3 years (5,904 new patients) ➢ Patient Demographics: 92% low-income patients, 73% minority patients, 88% female employees 									



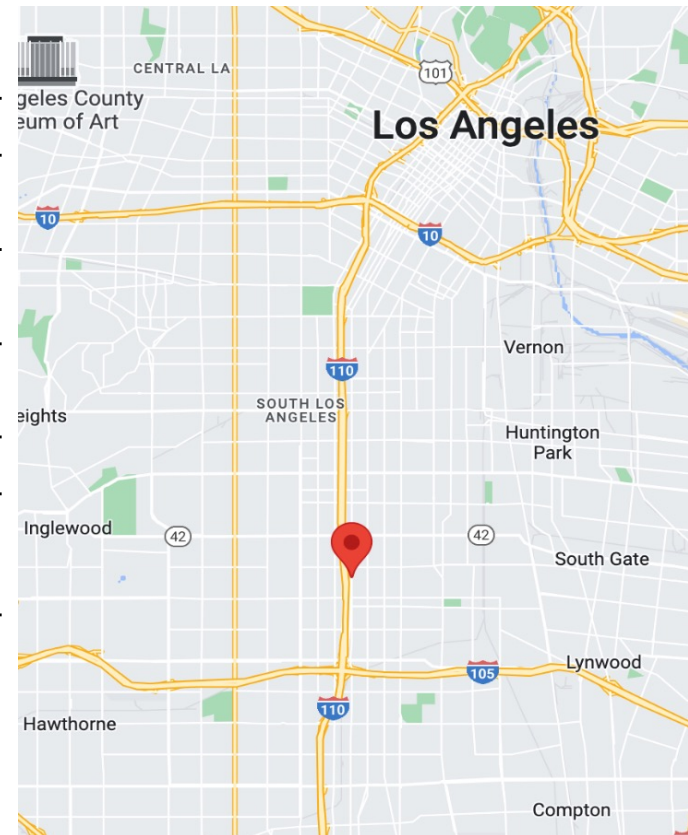
FQHC – YEHOWA MEDICAL SERVICES

Developer:	Yehowa Medical Service		
Project Type:	Federally Qualified Health Center (FQHC) Expansion / Working Capital		
Description:	<p>Yehowa Medical Services is a Federally Qualified Health Center providing comprehensive clinical and non-clinical services, including medical, dental, behavioral health, alcohol and drug counseling, psychiatry, STD/HIV testing, nutritional counseling, case management, and eligibility assistance. Yehowa Medical Services (YMS) is undergoing significant expansion to better serve South Los Angeles and surrounding areas. With two new locations and a doubled space at its Vermont Avenue facility, YMS is poised to increase its dental services and further extend its community impact. To support this growth, YMS plans to utilize NMTC financing, which is anticipated to boost patient capacity by 20-25%, bringing in an additional 983 to 1,299 patients. Furthermore, a partnership with PIH Health Physicians aims to establish YMS as the exclusive healthcare provider for the Whittier area, with a new clinic projected to open by the end of 2024. This expansion will enable YMS to deepen its commitment to accessible, high-quality care in underserved communities.</p>		
Location:	1039 W Florence Avenue, Los Angeles, CA 90044-2441 (CD8) 11502 S Vermont Avenue, Los Angeles, CA 90044 (CD8) 1037 E Pacific Coast Hwy, Los Angeles, CA 90744 (CD15)		
Census Tract Eligibility (2016-20):	<ul style="list-style-type: none"> ➤ 31.0% Poverty Rate (<i>greater than 20% and 30%</i>) ➤ 44.0 to 55.0% of Metro/State Median Income (<i>less than 80% and 60%</i>) 		
Estimated TDC & NMTC Allocation:	Budget:	\$ 15,000,000	Total QEI: \$ 15,000,000 LADF QEI: \$ 10,000,000
Potential Sources of Funds:	Sponsor Equity:	\$ 1,000,000	Lev. Loan Eligible
	Sponsor Equity – <i>Prior Incurred Exp.:</i>	\$ 9,320,000	Lev. Loan Eligible
	NMTC Equity (\$0.80 / NMTC):	\$ 4,680,000	
Projected Closing:	Upon receipt of Allocation		
Current Status:	➤ Seeking NMTC Allocation		
Community Benefits/Impact:	<ul style="list-style-type: none"> ➤ Jobs: 83 Permanent (20 created / 63 retained) ➤ Patient Increase: 20-25% (983 to 1,299 new patients) ➤ Demographics: 89% Minority & 90% LIP Patients, 53% Women Patients ➤ Employee Demographics: 82% LIP Employees 		



94TH AND BROADWAY

Developer:	94B, LLC								
Project Type:	Mixed use: Grocery Store + 180 units of affordable housing (11% ELI)								
Description:	The site in Council District 8, South Los Angeles, previously home to the Broadway Hospital until its closure in 1988, is undergoing a transformative redevelopment. Spanning roughly 5 acres , the site is part of a larger block encompassing Broadway, 94th Street, Spring Street, and Colden Avenue. After the hospital's closure, the area remained vacant, awaiting new development opportunities. This significant redemption project involves converting the site into a vibrant residential and commercial hub. Plans include the construction of 180 apartments , with a notable inclusion of 20 affordable units , addressing the pressing need for housing in the area. Complementing the residential aspect, a 25,000 square foot full-service grocery store is proposed, with ALDI, an affiliate of Trader Joe's, expressing interest through a Letter of Intent to manage it. This grocery store, offering fresh produce options, is particularly significant given the current lack of such amenities in this part of South Los Angeles.								
Location:	9402-9422 S Broadway, Los Angeles, CA 90003 (CD 8)								
Census Tract Eligibility (2016-20):	<ul style="list-style-type: none"> ➤ 35.3% Poverty Rate (greater than 20% and 30%) ➤ 52.0% of Metro/State Median Income (less than 80% and 60%) 								
Estimated TDC & NMTA Allocation:	<table style="width: 100%; border: none;"> <tr> <td style="width: 25%;">Budget:</td> <td style="width: 25%;">\$ 69,027,354</td> <td style="width: 25%;">Total QEI:</td> <td style="width: 25%;">\$ TBD</td> </tr> <tr> <td></td> <td></td> <td>LADF QEI:</td> <td>\$ TBD</td> </tr> </table>	Budget:	\$ 69,027,354	Total QEI:	\$ TBD			LADF QEI:	\$ TBD
Budget:	\$ 69,027,354	Total QEI:	\$ TBD						
		LADF QEI:	\$ TBD						
Potential Sources of Funds:	The project is actively seeking potential sources of funds								
Projected Closing:	TBD								
Current Status:	<ul style="list-style-type: none"> ➤ Submitting third group of invoices to DTSC for payment of contractor services and City's management of projects; Assisting with Lot line adjustment 								
Community Benefits/Impact:	<ul style="list-style-type: none"> ➤ Jobs: 75 Permanent – TBD Construction ➤ Affordable Housing and Residential Development: The redevelopment of the site in Council District 8 includes constructing 180 apartments, featuring 20 affordable units. ➤ Grocery Access: A 25,000 square foot ALDI store to enhance fresh produce availability. ➤ Environmental : \$2.7 million grant from DTSC for soil cleanup. 								



Tab 3

LOS ANGELES DEVELOPMENT FUND

MINUTES OF THE MEETING OF THE GOVERNING BOARD AND ADVISORY BOARD OF LADF AND LADF MANAGEMENT, INC.
Thursday, November 13, 2025 | 2:30 PM to 04:00 PM

City Hall, Room 1070 | 200 N Spring St, Los Angeles, CA 90012
To Join via Telephone: Dial (669) 444-9171 US | Meeting ID: 898 3884 0426

LADF STAFF PRESENT:

- Sandra Rahimi
- Christopher Chorebanian
- Jiaqi Wu

WELCOME AND CALL TO ORDER

Los Angeles Development Fund (LADF) Director Frederick Jackson called the meeting to order at **02:40 PM**.

ROLL CALL

The following Governing Board directors were present at the meeting:

- Director Jackson (Chairperson)
- Director Arceneaux
- Director Kalfayan
- Director Chavez
- Director Esparza

A QUORUM WAS PRESENT

The following Advisory Board directors were present at the meeting:

- Director Williams (Chairperson)
- Director Albert (Joined 3:00 pm)
- Director Volpert

A QUORUM WAS PRESENT at 3:00 pm.

PUBLIC COMMENT

- None.

Approval of Minutes for Board Meeting(s) on:

a. September 26, 2025

- Moved by Director Esparza. Seconded by Director Chavez.
- Roll Call: AYES: 5; NOS: 0; ABSENT: 0; ABSTAIN: 0; APPROVED.

DISCUSSION ITEMS:

a. New Governing Board member introduction.

- Director Arceneaux introduced himself and shared his previous experience.

b. Pipeline Update

- Sandra Rahimi provided an update on LADF's current pipeline.

c. Pipeline Project Presentation

- i. South LA Healthy Food (Costco)

- ii. Gateway Hospital
 - iii. Heart of Los Angeles
 - iv. Reseda Theatre
- Project representatives, together with project leadership, presented the projects listed above and addressed questions raised by both the Governing Board and the Advisory Board. The Advisory Board expressed support for all four projects.

ACTION ITEMS:

- a. **Request for authorization for LADF staff to issue a Letter of Interest (LOI) to the Reseda Theater project for providing up to \$10 million in New Markets Tax Credit Allocation. LADF reserves the right to rescind the Letter of Interest if the project does not demonstrate the capability to close by March 31, 2026.**
 - Moved by Director Chevez. Seconded by Director Kalfayan.
 - Roll Call: AYES: 5; NOS: 0; ABSENT: 0; ABSTAIN: 0; APPROVED.

- b. **Request for approval of the LADF Budget for calendar year 2026**
 - Moved by Director Chavez. Seconded by Director Kalfayan.
 - Roll Call: AYES: 5; NOS: 0; ABSENT: 0; ABSTAIN: 0; APPROVED.

- c. **Request for approval for LADF staff members Sandra Rahimi, Christopher Chorebanian, and Jiaqi Wu to attend Novogradac’s NMTC Conference in San Diego from January 21 to 23, 2026.**
 - Moved by Director Esparza. Seconded by Director Kalfayan.
 - Roll Call: AYES: 5; NOS: 0; ABSENT: 0; ABSTAIN: 0; APPROVED.

- d. **Request for approval for selected Governing Board of Directors of the LADF to attend the NMTC 101 training workshop at Novogradac’s NMTC Conference in San Diego, California, from January 20 to 21, 2026.**
 - Director Chavez revised the action to approve Directors Jackson, Esparza, and Arceneaux to attend the NMTC 101 training workshop at Novogradac’s NMTC Conference in San Diego, California, from January 20–21, 2026.
 - Moved by Director Esparza. Seconded by Director Kalfayan.
 - Roll Call: AYES: 5; NOS: 0; ABSENT: 0; ABSTAIN: 0; APPROVED.
 - Directors Jackson and Arceneaux confirmed they will attend. Director Esparza indicated he may attend.

CLOSED SESSION

- a. **Discussion of LADF Compensation Plan**
 - Director Jackson recessed the meeting to Closed Session at 3:50 p.m.; the meeting reconvened at 04:12 p.m.
 - Report Out: Director Jackson reported on the closed-session discussion. The Governing Board approved revised employee healthcare benefits to include dental coverage, with the existing caps remaining unchanged, effective immediately. The remaining requests were deferred for future consideration, including additional COLAs, pending review of employee evaluations.

REQUEST FOR FUTURE AGENDA ITEMS

- None.

ADJOURNMENT

- Meeting was adjourned at **04:16 PM**.

Tab 4

MEMORANDUM

TO: LADF Board of Directors

FROM: Sandra Rahimi, LADF Secretary

DATE: April 13, 2026

SUBJECT: Request for Authorization for LADF staff to issue a Letter of Interest (“LOI”) to Azure Development, Inc. (“Azure”) for providing a source loan of up to \$500,000 to be used towards Azure’s leverage loan related to the New Markets Tax Credit (“NMTC”) transaction for the Reseda Theatre & Public Market project. LADF reserves the right to rescind the Letter of Interest if the project does not close the NMTC transaction with LADF by August 31, 2026.

BACKGROUND AND SUMMARY

The Reseda Theatre & Public Market (“Project”) is a community-focused redevelopment that will transform a long-vacant historic movie theater in the San Fernando Valley into a vibrant food hall and microcinema serving the Reseda community in Los Angeles. Sponsored by Azure Community Development, Inc. (“Azure”), the Project has strong City support, including a land contribution and \$4.8 million in grants from the City of LA and its Economic and Workforce Development Department, as well as \$2.1 million of Section 108 financing from HUD. The Project is preparing to move toward closing its New Markets Tax Credit (“NMTC”) financing, with allocation from LADF and Genesis LA. Genesis LA is another CDE active in Los Angeles County and a long-term partner with LADF. The Project is currently in the process of securing an approximately \$3.37 million CDFI loan for the leveraged debt required to close and is expected to proceed with NMTC closing upon securing this financing.

Due to evolving market conditions, the Sponsor is evaluating multiple CDFI lenders, some of which are charging higher interest rates than initially underwritten. To improve overall project feasibility and reduce the blended cost of capital, the Sponsor has applied to LADF for a \$500,000 loan to be utilized as a source loan to the leverage lender with a loan term concurrent with the 7-year NMTC Compliance Period. This lower-cost tranche requested from LADF would enhance the project’s ability to meet underwriting requirements of the various CDFI lenders and the project could proceed to closing. The proposed LADF loan would be contingent upon the full NMTC financing closing by August 31, 2026, including LADF’s allocation, and would be funded concurrently with, or up to three days prior to, the NMTC closing as required for the transaction’s flow of funds.

The loan’s underwriting would be completed by LADF staff. Documents for the source loan would be drafted by LADF’s attorney in the Reseda NMTC transaction and the associated legal fees will be covered by the proceeds of the transaction.

Although the terms of the subject source loan do not correspond to the terms of LADF’s NMTC Predevelopment Cost Loan Program, LADF proposes to use \$500,000 of the \$1.5 million earmarked for the program to make the requested source loan to Azure for the Project’s NMTC transaction.

LADF’s NMTC Predevelopment Cost Loan Program

In September 2023, the LADF Board approved the NMTC Predevelopment Cost Loan Program (*see Exhibit A for related Board Memo*) to address financing gaps commonly faced by NMTC projects. The intent was to provide low-cost financing to support projects by covering early-stage development costs. The program earmarked \$1.5 million of LADF’s capital to make loans of up to \$500,000 in support of projects within LADF’s NMTC pipeline that demonstrate a high likelihood of closing on NMTCs within 24 months and have

limited access to traditional pre-development capital. To-date LADF has not received any applications for the predevelopment loan program.

While the proposed source loan does not meet all of the criteria approved for LADF’s loan program (*as discussed below*), it does meet the core purpose of the program, which is to facilitate NMTC transactions and advance community-serving projects that may otherwise face delays or financing gaps.

FINANCIAL STRUCTURE AND RISK

Azure is applying for a source loan from LADF with a longer loan term and interest-only period than provided for by LADF’s NMTC Predevelopment Cost Loan Program. To address the additional risk involved with the terms for Azure’s requested source loan, LADF proposes increasing the interest rate provided under its loan program for pricing the risk and requiring a debt service coverage ratio (“DSCR”) covenant and collateral for mitigating the risk.

The table below lists the proposed terms of the LADF source loan to Azure, and provides the approved terms of LADF’s NMTC Predevelopment Cost Loan Program for comparison:

	Source Loan to Azure	LADF Loan Program Guidelines
Loan Amount:	Up to \$500,000	Up to \$500,000 per borrower
Loan Fee:	1.0%	None
Interest Rate:	2.0% (fixed)	1.0% (fixed)
Interest Reserve:	Interest for 2 years reserved <i>(for construction and stabilization)</i>	None
Loan Term:	7 years	2 years <i>(thereafter convertible to 5-year term loan with amortizing payments)</i>
Payment Terms:	>Interest-only payments for 7 years >Full repayment of principal and any accrued interest at loan maturity >LADF will reserve the right to adjust its payment terms to reflect similar terms of the CDFI source loan. For example, amortization may be required during the 7-year compliance period <i>(i.e. upon projected stabilization)</i> .	>No payments in the initial 2-year term >Interest accrues during initial 2-year term >Full repayment of principal and accrued interest at loan maturity <i>(paid from NMTC closing reimbursements)</i> >If NMTC closing does not occur within the initial 2-year term, loan then converts to 5-year term loan with fully amortizing payments <i>(accrued interest in the first 2 years is added to principal balance)</i>
Use of Funds:	>Funds shall be used to make the leverage loan to the investment fund for purposes of capitalizing the NMTC transaction structure.	>Funds shall be used towards NMTC-eligible predevelopment expenses subject to regulation governing reimbursable costs being incurred within 24 months prior to NMTC closing.
Required Debt Covenants:	>1.2x DSCR throughout loan term	>None
Required Collateral:	>Leasehold Deed of Trust on Azure’s master lease with the QALICB >This may be subordinated based on the requirements of other funding sources	>None

Upon approval of this action item by LADF’s Governing Board, LADF staff will issue an LOI to Azure for a source loan providing the terms listed above. However, LADF will include language in the LOI that it

reserves the right to modify those terms, more specifically as any such modification may correspond to changes made to the proposed terms of the CDFI loan that Azure anticipates closing concurrently.

The financial risk with the proposed LADF source loan is measured by assessing the pro forma operational statement of the Project. The following table represents the most recent operational projections dated March 17, 2026:

Financial Projections¹	Closing	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
A. Operational NOI / Cash Flow before Debt Service	-	<i>Constr.</i>	<i>Stabiliz.</i>	456,396	470,795	485,644	500,956	516,746
B. CDFI Loan Debt Serv.	-	<i>Reserved</i>	<i>Reserved</i>	(302,325)	(302,325)	(302,325)	(302,325)	(302,325)
C. Sect. 108 Debt Serv.	-	<i>Reserved</i>	<i>Reserved</i>	(103,530)	(103,530)	(103,530)	(103,530)	(103,530)
Cash Flow After Other Debt Service	-	-	-	50,541	64,940	79,789	95,101	110,891
D. LADF Loan – Interest	-	<i>Reserved</i>	<i>Reserved</i>	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)
E. LADF Loan – Principal	-	-	-	-	-	-	-	-
Total LADF Debt Serv. (D+E)	-	-	-	40,541	54,940	69,789	85,101	100,891
LADF DSCR	-	-	-	5.05x	6.49x	7.98x	9.51x	11.09x

Additionally, the risk assessment takes into consideration LADF’s cash flows in the downside scenario that the Sponsor defaults on repayment of 100% of the loan. The transaction includes guaranteed cash returns to LADF, either paid upfront or reserved and pledged to LADF at closing, including interest, fees and NMTC expense reimbursements that will be collected by LADF for its source loan and its investment of NMTC Allocation in the transaction (*currently anticipated for \$7 million NMTC Allocation*). The table below provides a summary of the cash flows of this downside scenario.

	LADF Cash Outflows	LADF Cash Inflows
LADF Loan Items		
- Loan Funding	(\$500,000)	-
- Upfront Loan Fee	-	\$5,000
- Interest Reserve	-	\$20,000
LADF NMTC Allocation Placement		
- Upfront Fee	-	\$140,000
- Asset Mgmt Fees (reserved)	-	\$367,500
- Reimbursable Expense (reserved)	(\$104,000)	\$104,000
TOTAL CASH FLOWS	(\$604,000)	\$636,500
LADF IMPACT – Downside Scenario	Net LADF Cash Inflow of \$32,500	

The table above shows LADF’s transaction-wide cash outflows and inflows, assuming LADF funds the full \$500,000 source loan and invests its NMTC Allocation. Under the scenario that the Sponsor ultimately defaults on repayment of LADF’s source loan, LADF would still receive the upfront source loan fee, the source loan interest reserve, the upfront NMTC fee, the reserved NMTC asset management fees, and reimbursement for reserved NMTC expenses actually incurred. Based on the current structure, those cash

¹ The operational projections represented here are for the QALICB (project entity), applying the assumption that project cash flows will cover for debt service paid by the Sponsor (Azure) via debt service the Sponsor receives from its leverage loan to the NMTC structure. The projections include rental income from the theater operator (Azure), the 6 food hall tenants, and other miscellaneous income.

inflows total \$636,500, compared to total cash outflows of \$604,000, resulting in a net positive cash flow of \$32,500 on a transaction-wide basis.

This analysis is intended to show that the proposed source loan is substantially offset by fees, reserves, and other transaction-related inflows payable to LADF. However, it does not mean the transaction is risk-free. LADF would still bear unreimbursed internal costs associated with underwriting, closing, and ongoing management of both the QLICs and the source loan, including staff time and Ariel Ventures-related compliance cost not charged to the borrower. In addition, this analysis assumes no NMTC recapture event and assumes LADF is able to realize the reserved fees and reimbursements as structured. Accordingly, the downside scenario of a full source loan default demonstrates that LADF's net cash exposure is limited when viewed across the transaction.

RATIONALE

As a nonprofit and municipally controlled Community Development Entity, LADF established the NMTC Predevelopment Cost Loan Program to address persistent financing gaps faced by NMTC projects, particularly those led by mission-driven sponsors that lack access to flexible, low-cost capital. As noted in the program's approval (*see attached Exhibit A*), many qualified projects within LADF's pipeline encounter challenges in securing early-stage or leverage financing on terms that allow the project to remain financially feasible.

The proposed loan to Azure for the Reseda Theatre & Public Market project is consistent with the intent of LADF's loan program, as the Project has demonstrated strong public support, clear progress toward NMTC closing, and a defined financing gap driven by higher-cost debt alternatives currently available in the market. By providing a lower-cost tranche of capital, LADF can help stabilize the Project's capital stack, improve overall feasibility, and facilitate timely closing of the NMTCs. This action directly advances LADF's commitment to deploy its resources in support of NMTC-eligible projects that may not otherwise be able to proceed under conventional financing conditions.

ATTACHMENTS

Exhibit A – LADF Board Memorandum: Predevelopment Loan Program (September 14, 2023)

Exhibit A

MEMORANDUM

TO: LADF Board of Directors
FROM: Sandra Rahimi, Manager
DATE: September 14, 2023
SUBJECT: Proposal for LADF NMTC Predevelopment Cost Loan Program

RECOMMENDATION

Approve the proposal for LADF NMTC Predevelopment Cost Loan Program

SUMMARY AND BACKGROUND

Currently, LADF holds \$3.5 million within a Wells Fargo Platinum Savings Account, sourced from placement fees accrued through previous transactions. These funds are allocated for community-focused projects. Past experiences have revealed challenges faced by borrowers in funding NMTC pre-development costs. In response, LADF proposes a program that assists low-income businesses in securing funding for their community projects with better rates and terms than what is available in the market.

TARGET BORROWER

The loan program will be open to Sponsors who have qualified for LADF NMTC allocation, including initial presentation to and support from the Governing and Advisory Board. This program aims to provide assistance to projects that LADF is eager to promote and see progress. It is anticipated that the majority of borrowers will consist of non-profit organizations that are unable to meet the requirements for conventional lines of credit.

To qualify for this program, borrowers must have already explored all alternative sources of viable pre-development funds from third parties. Furthermore, these borrowers should be on track to finalize their projects and repay the pre-development line of credit within a two-year period. Additionally, the borrower should be able to demonstrate a historical cashflow that allows them to service any pre-existing debt as well as repay LADF's loan in the event that the NMTC transaction does not close within 2 years.

LOAN PROGRAM DETAILS:

Initial Program Funding: \$1,500,000

Eligibility Criteria: Potential qualified borrowers must already be within LADF's pipeline and have a high probability of closing the NMTC transaction with 24 months.

Eligible Uses: Loan usage must align with NMTC's 24-month reimbursement restrictions. For more detailed information, please refer to Exhibit A.

Loan Types: Fixed-Rate payment-free Line of Credit that may convert to a 5-year amortizing term loan.

Loan Term: The initial term will be 2 years. If the NMTC transaction does not close within 2 years of closing the line of credit, the line of credit will convert to an amortizing term loan with a maximum term of

five years.

Loan Amounts: Each borrower is eligible for a line of credit of up to \$500,000.

Fees: No fees will be charged, but the borrower is responsible for any third-party costs associated with closing and monitoring the loan.

Interest Rates: A fixed interest rate of 1%.

Loan Terms: No payment is required for the first two years; however, interest will accrue during this period. Upon closing of the NMTC transaction, the line of credit will expire, and the outstanding balance of principal and accrued interest will be repaid from reimbursements disbursed at closing of NMTC transaction. In the event that the NMTC transaction does not close within 2 years and the line of credit converts to a 5-year term loan, loan payments will begin to amortize the principal balance and pay interest over the following 5 years.

Draw procedure:

- a) Request Submission: Draws will be in the form of reimbursements of NMTC acceptable expenditures. The borrower is allowed one draw per month. For each draw the Borrower will submit the draw request (See Exhibit B) with the supporting invoices.
- b) Evaluation and Approval: Within 5 Business Days, LADF staff will review the submission for completion and notify the Borrower of any issues. LADF will evaluate the request in accordance with NMTC's 24-month reimbursement restrictions and approve or deny any non-qualifying item within the specified timeframe.
- c) Disbursement: Within 48 hours of approval, LADF will disburse proceeds to the Borrower specified account.

Application Process: Prospective borrowers can initiate the application process by submitting their loan requests to LADF.

Documents required for approval:

- a. Budget with break out of proposed uses of the Line of Credit.
- b. Schedule of proposed draws
- c. List of efforts made to find other sources to finance predevelopment costs
- d. UCC search to identify all other outstanding debt
- e. Financial statements and two-year tax returns of borrower
- f. If non-profit, list of capital contributions during previous two years and list of any ongoing or future committed contributions
- g. If secured by real estate,
 - a. A broker's letter of value,
 - b. Environment report less than 12 months old

Approval Process: LADF staff will review the borrower's documents and create a comprehensive credit review memo. Final approval will be at the discretion of LADF's governing board.

Security: Preferably secured, can consider unsecured.

Anticipated Expenditure

The loan program will be underwritten in-house at LADF. Loan documents will be standardized as much as possible, and the cost divided prorata among borrowers. For example, if the cost to provide standardized loan documents is \$90,000, the first \$500,000 line of credit will be charged \$30,000. Therefore, LADF will only recoup the initial outlay if and when the \$1,500,000 is fully disbursed.

Risk Management

A potential risk associated with the loan program involves the possibility of borrowers defaulting on their loan repayments. To mitigate this, thorough credit assessments will be conducted prior to close. Post closing Borrower will provide and LADF staff will review borrower-prepared quarterly financial statements (cashflow and balance sheet), borrower annual financial statement, and borrower federal tax return.

Example Scenario:

Shakespeare Center of Los Angeles (SCLA) was in LADF's pipeline since 2020. SCLA relies on fundraising events, government programs/grants, and private donations to fund its core programs, often leaving limited funds for significant projects like facility expansion.

In the SCLA NMTC transaction, the QALICB's parent company used \$690,000 of program reserves to fund the pre-development cost. These were reimbursed at the NMTC transaction closing. Because SCLA was depleting program reserves, there was increased pressure to close the SCLA NMTC financing rapidly and any delays in closing would have jeopardized the operation of their programs.

Please see loan tables below to demonstrate loan repayment schedule.

1. Loan Table for Closing Within 24 Months

Explanation: We assume that the borrower withdraws \$62,500 day on the first day of every quarter. The borrower will use the entire line of credit by the 8th quarter and will repay the line of credit at the end of the 24th month after issuance, which coincides with the NMTC Closing date. To simplify the calculation, interest will compound quarterly with a payment of 25 basis points each quarter.

Quarter	Beginning Balance	Drawn Amount	Accured Interest (1%)	Total Payment	Ending Balance
1	\$0	\$62,500	\$156	\$0	\$62,656
2	\$62,656	\$62,500	\$313	\$0	\$125,469
3	\$125,469	\$62,500	\$470	\$0	\$188,439
4	\$188,439	\$62,500	\$627	\$0	\$251,566
Year#1 End					
5	\$251,566	\$62,500	\$785	\$0	\$314,852
6	\$314,852	\$62,500	\$943	\$0	\$378,295
7	\$378,295	\$62,500	\$1,102	\$0	\$441,897
8	\$441,897	\$62,500	\$1,261	\$0	\$505,658
Year#2 End					
One time payment at the NMTC Closing Date				\$505,658.00	

2. Loan Table for an Extended 5-Year Term

Explanation: Assuming the borrower draws \$62,500 day 1 of every quarter, utilizing the entire line of credit by the 8th quarter, and unable to close within the 24-month period, resulting in the conversion to another 5-year amortized loan. The beginning balance of the 5-year loan will be the ending balance of the 24-month line of credit, which is \$505,658.

Quarter	Beginning Balance	Drawn Amount	Accured Interest (1%)	Total Payment	Ending Balance
1	\$0	\$62,500	\$156	\$0	\$62,656
2	\$62,656	\$62,500	\$313	\$0	\$125,469
3	\$125,469	\$62,500	\$470	\$0	\$188,439
4	\$188,439	\$62,500	\$627	\$0	\$251,566
Year#1 End					
5	\$251,566	\$62,500	\$785	\$0	\$314,852
6	\$314,852	\$62,500	\$943	\$0	\$378,295
7	\$378,295	\$62,500	\$1,102	\$0	\$441,897
8	\$441,897	\$62,500	\$1,261	\$0	\$505,658
Year#2 End					
	Beginning Balance	Interest	Principal	Total Payment	Ending balance
1	\$505,658.00	\$1,259.43	\$24,689.88	\$25,949.00	\$480,968.12
2	\$480,968.12	\$1,197.94	\$24,751.37	\$25,949.00	\$456,216.75
3	\$456,216.75	\$1,136.29	\$24,813.02	\$25,949.00	\$431,403.73
4	\$431,403.73	\$1,074.49	\$24,874.82	\$25,949.00	\$406,528.91
Year#3 End					
5	\$406,528.91	\$1,012.53	\$24,936.78	\$25,949.00	\$381,592.13
6	\$381,592.13	\$950.42	\$24,998.89	\$25,949.00	\$356,593.24
7	\$356,593.24	\$888.16	\$25,061.15	\$25,949.00	\$331,532.09
8	\$331,532.09	\$825.74	\$25,123.57	\$25,949.00	\$306,408.52
Year#4 End					
9	\$306,408.52	\$763.1	\$25,186.14	\$25,949.00	\$281,222.38
10	\$281,222.38	\$700.43	\$25,248.88	\$25,949.00	\$255,973.50
11	\$255,973.50	\$637.55	\$25,311.76	\$25,949.00	\$230,661.74
12	\$230,661.74	\$574.50	\$25,374.81	\$25,949.00	\$205,286.94
Year#5 End					
13	\$205,286.94	\$511.30	\$25,438.01	\$25,949.00	\$179,848.93
14	\$179,848.93	\$447.95	\$25,501.36	\$25,949.00	\$154,347.57
15	\$154,347.57	\$384.43	\$25,564.88	\$25,949.00	\$128,782.69
16	\$128,782.69	\$320.76	\$25,628.55	\$25,949.00	\$103,154.13
Year#6 End					
17	\$103,154.13	\$256.92	\$25,692.39	\$25,949.00	\$77,461.75
18	\$77,461.75	\$192.93	\$25,756.38	\$25,949.00	\$51,705.37
19	\$51,705.37	\$128.78	\$25,820.53	\$25,949.00	\$25,884.84
20	25884.84	64.47	25884.84	\$25,949.00	0
Year#7 End					

Exhibit A

New Market Tax Credit Qualified Reimbursement Requirement:

Restrictions on Use of QLICI Proceeds: There are limitations on using QLICI (Qualified Low-Income Community Investment) proceeds to repay or refinance debt or equity providers, or their affiliates, whose capital was used, directly or indirectly, to fund a QEI (Qualified Equity Investment).

- **Time Restrictions:** Beginning with the CY 2015-2016 round, these debt or equity providers, or their affiliates, can receive QLICI proceeds to repay or refinance reasonable expenditures related to the qualified business of the QALICB (Qualified Active Low-Income Community Business) if:

- The expenditures were incurred no more than 24 months before the QLICI transaction's closing date.

- The expenditures represent no more than 5% of the total QLICI proceeds from the QEI.

- **Expenditure Definition:** Reasonable expenditures are those incurred for a legitimate business purpose during the normal course of operation. They should be similar in amount and scope to expenditures by a similar entity for a similar project under similar circumstances.

- **Refinancing Definition:** Refinancing includes transferring cash or property directly or indirectly to the debt or equity provider or their affiliate.

- **IRS Guidance:** The IRS has not issued guidance on what costs can be repaid or refinanced with QLICI proceeds under IRC §45D. Until such guidance is issued, the CDFI Fund recommends using the parameters mentioned for transactions involving repayment or refinancing of expenditures.

- **Documentation:** CDEs (Community Development Entities) must be able to document past expenditures and their corresponding payments in accordance with CDFI regulation. The documentation requirement involves a thorough process, including obtaining expenditure invoices, verifying payments, and confirming compliance with regulatory and operational standards, ensuring accurate reimbursement determination.

