LADF

LOS ANGELES DEVELOPMENT FUND

Meeting *of the* Governing Board of Directors

The Los Angeles Development Fund
and
LADF Management, Inc.

October 29, 2026

MEETING *of the*

GOVERNING BOARD OF DIRECTORS *of*

THE LOS ANGELES DEVELOPMENT FUND *and* LADF MANAGEMENT, INC.

October 29, 2026

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- LADF Pipeline Report

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- September 10, 2026

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5 Materials regarding Action Item D:

- Memo for Novogradac San Diego Conference (Governing Board Member)

Tab 1

LADF
LOS ANGELES DEVELOPMENT FUND

AGENDA

MEETING *of the*
GOVERNING 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 Google Meet: Dial (US) +1 401-315-8180 | *PIN: 790 558 339#*
Thursday, October 29, 2026 | 03:30 PM to 4:30 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. Pipeline Update		Tab 2
	b. Novogradac Conference Update		
2	**Approval of Minutes for Board Meeting(s) on:**	Frederick Jackson	
	a. September 10, 2026		Tab 3
3	**Action Items**	Frederick Jackson	
	a. Request for authorization for LADF President, or his designee, to submit an application requesting up to $60mm NMTC Allocation in the CY2026 round NMTC Allocation Application at the rates and terms presented in previous applications, and approval of the sample pipeline to be included in the application		
	b. Request for authorization for LADF staff to issue a Letter of Interest (LOI) to the Hearts of Los Angeles Working Capital Loan project for providing up to $13.5 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 November 16, 2026, and demonstrate the capability to close by January 5, 2027.		
	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 22, 2027.		Tab 4
	d. Request for approval for new 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 19 to 20, 2027.		Tab 5
4	**Future Agenda Items**	Frederick Jackson	
	TBD		
5	**Next Meeting Date and Time of Governing Board**	Frederick Jackson	
	Thursday, November 12, 2026 | 2:30 PM to 4:00 PM		
	Public Comment	Frederick Jackson	
	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

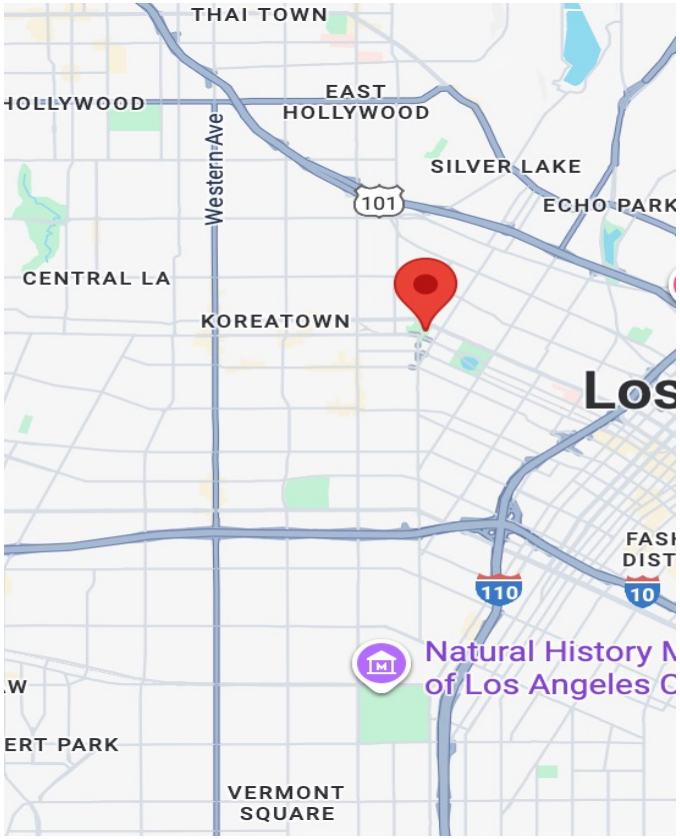
APPLICATION PIPELINE PROJECT

LADF Board Meeting
October 2026

HEART OF LOS ANGELES (*Working Capital*)

Developer:	Heart of Los Angeles
Project Type:	Working Capital; Free Afterschool Program to Underserved Youth
Description:	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. 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%.** 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.
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):	➢ 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:	➢Permitting complete (HCAI approvals finalized) ➢Underground utility and grading work started Nov. 2024
Community Benefits/Impact:	➢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

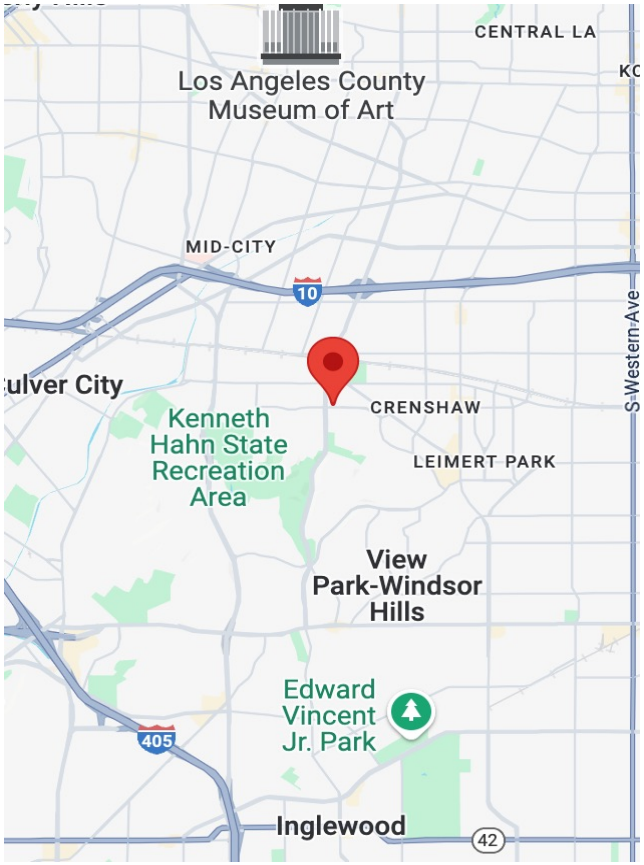
HEART OF LOS ANGELES



SOUTH LA HEALTHY FOOD / COSTCO

Developer:	Thrive Living
Project Type:	New Construction – Full-Service Costco In an Affordable Housing Complex
Description:	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.** Thrive Living is a real estate developer dedicated to addressing the housing crisis in Los Angeles through a community-centered approach, collaborating with over 30 local organizations. 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.
Location:	5035 Coliseum St. Los Angeles, CA 90016 (**CD 10**)
Census Tract Eligibility (2016-20):	➢ **27.0%** Poverty Rate (*greater than 20%*) ➢ **44.2%** of Metro/State Median Income (*less than 80% and 60%*)
Estimated TDC & NMTC Allocation:	Budget: $ 119,400,000 — Total QEI: $ 70,000,000 — LADF QEI: $ 6,500,000
Potential Sources of Funds:	Sponsor Equity : $ 29,830,000 **Lev. Loan Eligible** Senior Debt: $ 67,730,000 NMTC Equity ($0.80 / NMTC): $ 21,840,000
Projected Closing:	TBD
Current Status:	➢Property acquired in 2019, permits issued in Feb 2026 ➢Financing: pending commitment for senior debt on residential portion
Community Benefits/Impact:	➢Jobs: **290 Permanent** (*all created*) – **508 Construction** ➢Quality Jobs: **100%** provided living wages and full benefits ➢Accessible Jobs: **96%** ➢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.

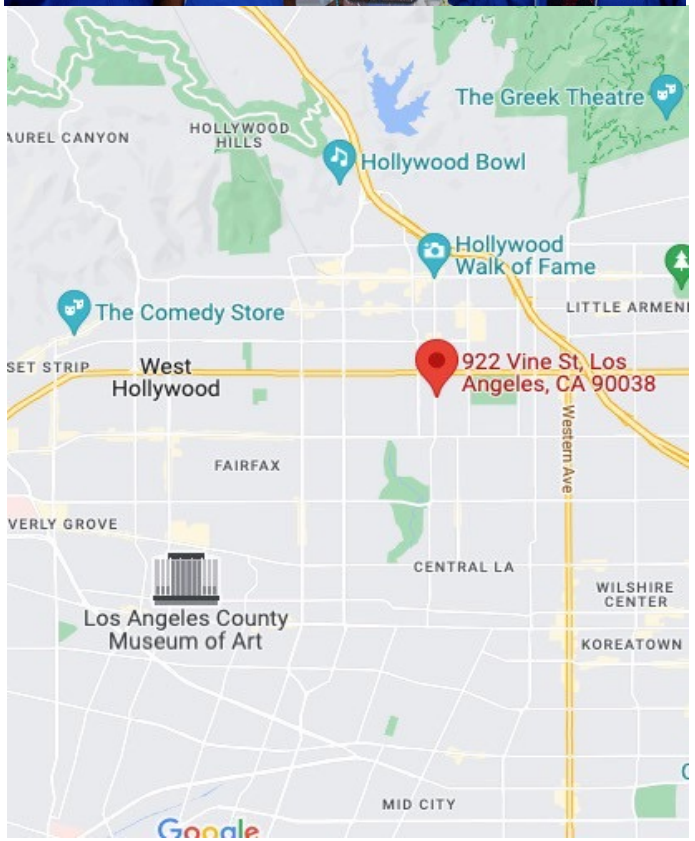




PROJECT ANGEL FOOD (PHASE II)

Developer:	Project Angel Food (a non-profit organization)
Project Type:	New Construction / Office & Community Space
Description:	Project Angel Food ("PAF") is nonprofit that prepares and delivers medically tailored meals (MTMs) and nutrition counseling free of charge to critically ill residents across L.A. County. PAF's Phase II project is a new **16,000 sq. ft.** facility (adjacent to the existing Phase I kitchen and dispatch facility) which will introduce new programming, including a Demonstration Kitchen for client culinary training and community education, a Research and Policy Institute to advance food-as-medicine policy, and a planned Medically Tailored Grocery delivery program. Phase II will also provide dedicated space that support the meal delivery operations next door including the Registered Dietitians who develop individualized meal protocols for every client; the Client Services team that manages intake, delivery coordination, and wraparound support; Volunteer Services, which recruits and deploys the volunteers contributing over 38,000 hours of annual labor to kitchen and dispatch operations.
Location:	960 Vine Street, Los Angeles CA 90038 (**CD 13**)
Census Tract Eligibility (2016-20):	➢ **20.5%** Poverty Rate (*greater than 20%*) ➢ **50.8%** of Metro/State Median Income (*less than 80% and 60%*)
Estimated TDC & NMTC Allocation:	Budget: $ 39,500,000 — Total QEI: $ 30,000,000 LADF QEI: $ 10,000,000
Potential Sources of Funds:	Sponsor Capital Campaign: $ 27,800,000 **Lev. Loan Eligible** NMTC Equity ($0.79 / NMTC): $ 11,700,000
Projected Closing:	Q4 2026
Current Status:	➢BSponsor equity for leverage loan is on hand
Community Benefits/Impact:	➢ Jobs: **77 Permanent** (*18 created / 59 ret.*) – **193 Construction** ➢Quality Jobs: **Perm. – 100%** w/ benefits and **Constr. – 100%** Living Wages ➢Accessible Jobs: **Perm. – 45%** to *LIPs* and **Constr. – 100%** accessible ➢Individuals Served: **9,500 unique individuals annually** and over 3.1 million in services provided – **100% to *low-income persons***





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):	➢ ***55.7%*** of Metro/State Median Income (*less than 80% and 60%*) ➢ Designated ***Opportunity Zone***
Estimated TDC & NMTC Allocation:	Budget: $ 16,000,000 — Total QEI: $ 16,000,000 — LADF QEI: $ 7,000,000
Potential Sources of Funds:	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 (*requested*): $ 500,000 **Lev. Loan Eligible** NMTC Equity ($0.81 / NMTC): $ 5,050,000
Projected Closing:	TBD
Current Status:	➢Permits issued Nov 2025; Construction commenced ➢Financing: Pending commitments for $3.2MM debt (including $2.7mm CDFI loan and proposed $500,000 loan from LADF) and $1mm PRI; Section 108 for Reseda was approved.
Community Benefits/Impact:	➢Jobs: **42 Permanent** (*all created*) – **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

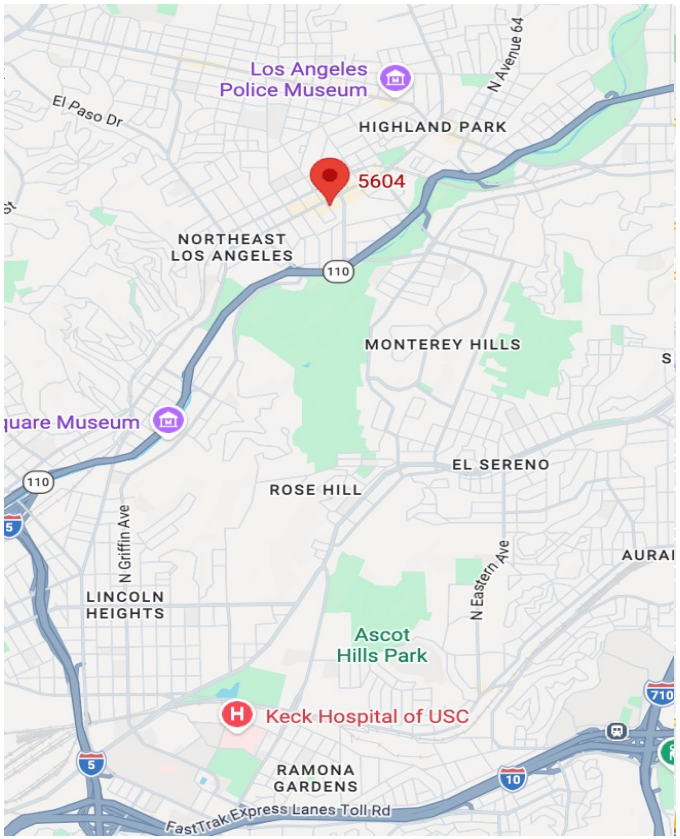




HIGHLAND THEATRE

Developer:	Highland Theatre / Kristen Stewart and partners
Project Type:	Historic restoration + adaptive reuse cultural destination
Description:	Highland Theatre is the restoration and adaptive reuse of the historic 1924 Highland Theatre in Highland Park, Los Angeles, with the goal of preserving one of Los Angeles' great historic cinemas and returning it to the community as a vibrant, year-round cultural destination. The project will restore the historic theatre and create an approximately **350-seat main cinema**, an approximately **100-seat neighborhood screening room**, food and beverage concepts, restaurant, event and cultural programming areas, limited guest accommodations, and flexible spaces for educational and community programming. The project will create a commercially sustainable cultural hub where cinema remains the heart of the project, while events and other uses support the economics necessary to preserve the building and keep it active for generations.
Location:	5604 N. Figueroa St., Los Angeles, CA 90042 (**CD 1**)
Census Tract Eligibility (2016-20):	➢ **23.0%** Poverty Rate (*greater than 20%*) ➢ **69.0%** of Metro/State Median Income (*less than 80%*) ➢ **1.87x** National Avg. Unemployment Rate (*greater than 1.5x*)
Estimated TDC & NMTC Allocation:	Budget: $ 37,025,777 Total QEI: $ TBD LADF QEI: $ TBD
Potential Sources of Funds:	The project is actively seeking potential sources of funds
Projected Closing:	TBD
Current Status:	➢Project is in pre-development phase, $20mm equity investment raised
Community Benefits/Impact:	➢Jobs: **75–100** Permanent – **150–200** Construction ➢Quality Jobs: **Perm. – 100%** Living Wages (City of LA LWO wage) ➢Accessible Jobs: **Perm. – 70%** LIP, LIC resident, or w/o college degree ➢Cinema: **10,000 low-income/community participants** annually receiving free or reduced-price access ➢Programming: Free Sunday cartoons, children's programming, youth filmmaking workshops, school screenings, educational programs, and community events ➢Community Space: Approx. **5,000–7,500 SF** available periodically for community, educational, and cultural programming

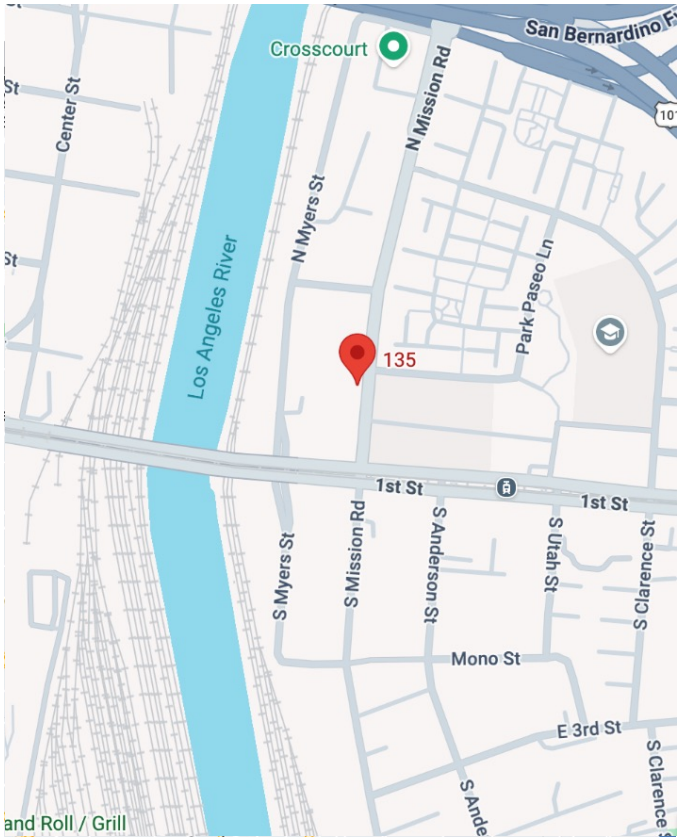




PROYECTO PASTORAL

Developer:	Proyecto Pastoral at Dolores Mission
Project Type:	Renovation
Description:	The project will renovate the existing building and construct a new building to expand and improve services for women experiencing homelessness. The existing building is approximately 7,200 square feet and will be renovated to improve its functionality and support existing programs and services. A new approximately 4,200-square-foot women's shelter building will also be constructed to expand the shelter's capacity from 15 beds to 24 beds, providing additional safe and supportive housing for women in need. The project will also include approximately 13,760 square feet of site improvements to enhance the overall property and improve accessibility, functionality, and the quality of the outdoor areas. The total project/ property area is approximately 22,000 square feet. The completed project will provide improved space for shelter services, supportive programs, mentoring, community services, and administrative/back-office operations, while significantly increasing the number of shelter beds available to women.
Location:	135 N Mission Rd, Los Angeles, CA 90033. (**CD 14**)
Census Tract Eligibility (2016-20):	➢ **30.1%** Poverty Rate (*greater than 20%* and *30%*) ➢ **42.1%** of Metro/State Median Income (*less than 80% and 60%*)
Estimated TDC & NMTC Allocation:	Budget: $ 15,800,000 LADF QEI: $ TBD
Potential Sources of Funds:	State of CA grant $ 5,300,000 **Lev. Loan Eligible** Capital Campaign (*ongoing*) $ 6,150,000 **Lev. Loan Eligible** NMTC Equity ($0.80 / NMTC): $ 4,350,000
Projected Closing:	TBD
Current Status:	➢Received $5.3 million seed grant from the State of California and has engaged Studio 111 to prepare initial schematic drawings ➢Capital campaign ongoing (*grants, donations, public sources, etc*)
Community Benefits/Impact:	➢ Jobs: TBD Permanent – TBD Construction ➢Expand the shelter's capacity from **15 beds to 24 beds** ➢Improve spaces for existing programs and services, including shelter services, supportive programs, mentoring, community services, and administrative/back-office operations

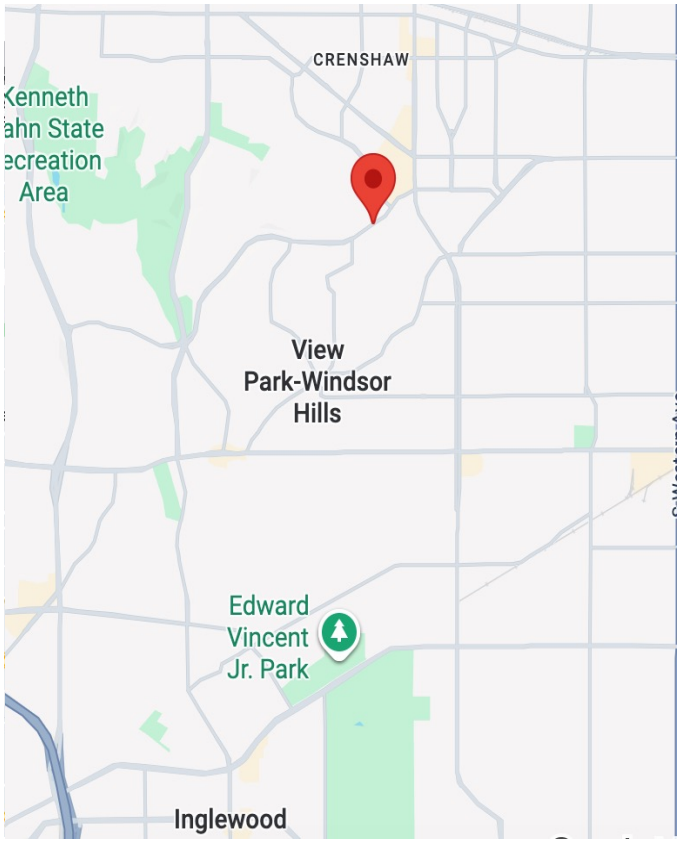




STOCKER STREET CREATIVE

Developer:	4S Bay (WMBE-led)
Project Type:	207,200 SF Community-focused multi-use campus development
Description:	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.** 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). 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.
Location:	3701–3761 Stocker Street, Los Angeles, CA 90008 (**CD 8**)
Census Tract Eligibility (2016-20):	➢ **21.0%** Poverty Rate (*greater than 20%*) ➢ **79.0%** of Metro/State Median Income (*less than 80%*) ➢ Severe Distress Criteria: *Food Desert* and *FEMA Disaster Declaration*
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:	TBD
Current Status:	CEQA cleared; anticipating RTI permits by July 2026
Community Benefits/Impact:	➢Jobs: **907 permanent** (*all created*) – **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

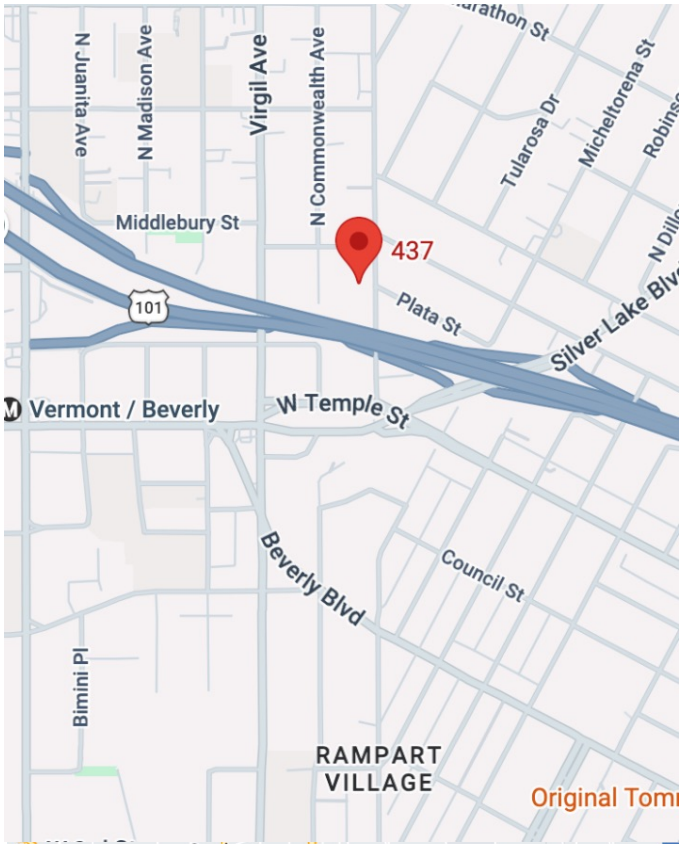




GATEWAYS HOSPITAL – HOOVER ST

Developer:	Gateways Hospital & Mental Health Center
Project Type:	New Construction / Adult Residential Behavioral Health Facility
Description:	The Hoover Continuum of Care Expansion Project is the new construction of a 125-bed Adult Residential Facility consisting of two buildings and 36 adjacent parking spaces. The facility will serve adults with severe and persistent mental illness and/or substance use disorder who no longer require hospitalization but continue to need intensive treatment and supervision in a residential setting. Of the 125 beds, 109 beds will be dedicated to Substance Use Disorder treatment for adults ages 18–59, with services including counseling, case management, group therapy, and medication support. The remaining 16 beds will be Crisis Residential Treatment Program beds serving male adults ages 18–59 and providing therapy, skill building, case management, and psychiatric medication support.
Location:	437 N. Hoover Street, Los Angeles, CA 90004 (**CD 13**)
Census Tract Eligibility (2016-20):	➢ **22.0%** Poverty Rate (*greater than 20%*) ➢ **63.0%** of Metro/State Median Income (*less than 80% and 70%*) ➢ Severe Distress Criteria: HRSA Medically Underserved Area
Estimated TDC & NMTC Allocation:	Budget: $ 47,900,000 — Total QEI: $ 32 mm LADF QEI: $ TBD
Potential Sources of Funds:	CA Dept. of Social Serv. Grant $ 38,300,000 **Lev. Loan Eligible** NMTC Equity ($0.78 / NMTC): $ 9,600,000
Projected Closing:	Q4 2027
Current Status:	➢ Secured $38.3 million State Community Care Expansion Grant ➢ Building permit expected in early 2027
Community Benefits/Impact:	➢ Jobs: **79 Permanent** (*54 created / 25 retained*) – **TBD** Construction ➢ Serve approximately **960 unique clients** annually ➢ All clients expected to qualify for Medi-Cal and have experienced or be at risk of chronic homelessness; Provide behavioral health internships and training opportunities to up to **432 students** annually

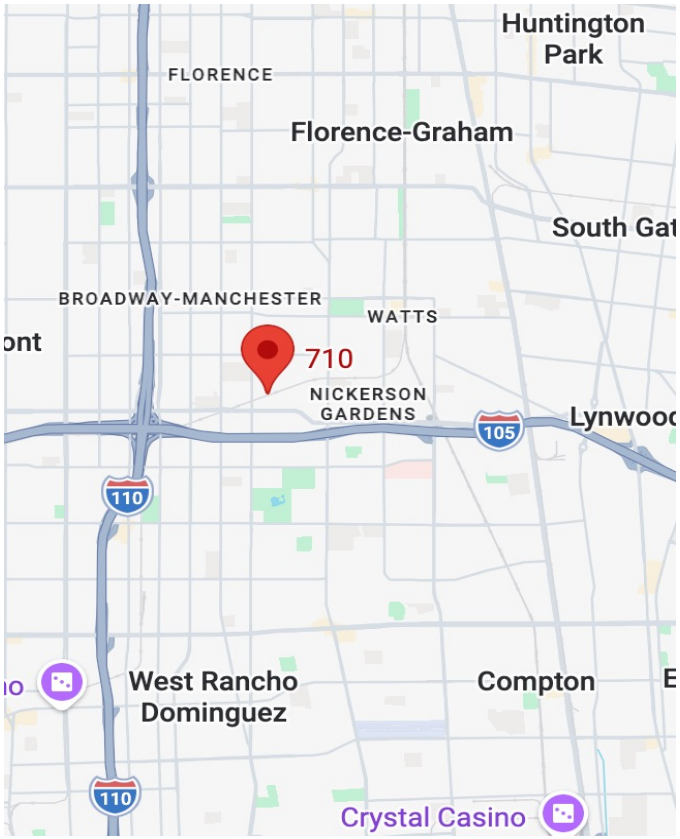




KEDREN CHILDREN'S VILLAGE

Developer:	Kedren Health
Project Type:	New construction: Pediatric healthcare / behavioral health campus
Description:	Kedren Children's Village is a 103,000-square-foot pediatric mental health campus that will provide a full continuum of children's behavioral health services in one location. The campus includes a 24-bed acute psychiatric hospital, expanded from Kedren's current 17 beds; a 16-bed children's crisis residential program; a 12-chair mental health urgent care center; outpatient behavioral health services; a pediatric and family Federally Qualified Health Center; an onsite pharmacy; and 24 units of family interim supportive housing. Services will include psychiatric care, crisis stabilization, medication management, individual, group and family therapy, pediatric primary care, care coordination, caregiver support, housing navigation, and onsite schooling for children receiving inpatient and residential care.
Location:	710 E 111th Pl, Los Angeles, CA 90059 (**CD 8**)
Census Tract Eligibility (2016-20):	➢ **35.0%** Poverty Rate (*greater than 20% and 30%*) ➢ **36.0%** of Metro/State Median Income (*less than 80% and 60%*)
Estimated TDC & NMTC Allocation:	Budget: $ 145,000,000 Total QEI: $ 40,000,000 LADF QEI: $ TBD
Potential Sources of Funds:	The project is actively seeking potential sources of funds
Projected Closing:	TBD
Current Status:	➢ Construction in Progress
Community Benefits/Impact:	➢ Jobs: Retain **98 Permanent** FTE & Create 67 Permanent FTE ➢Children Served: Projected to serve 6,500 children ages 5–12 annually ➢Behavioral Health: 24 acute psychiatric beds, 16 crisis residential beds, and a 12-chair mental health urgent care center. ➢Family Support: 24 units of family interim supportive housing integrated into the campus.

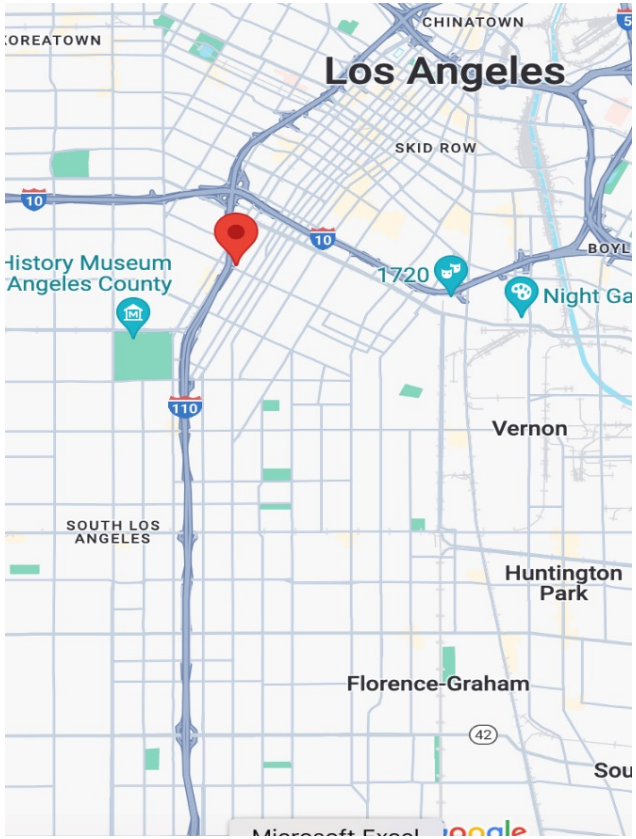




LUSKIN ORTHOPAEDIC INSTITUTE FOR CHILDREN

Developer:	The Luskin Orthopaedic Institute for Children
Project Type:	Expansion; Critical healthcare facility for Low-Income Children & Adults
Description:	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.
Location:	403 West Adams Boulevard, Los Angeles, CA 90007 (**CD 9**)
Census Tract Eligibility (2016-20):	➢ **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:	➢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

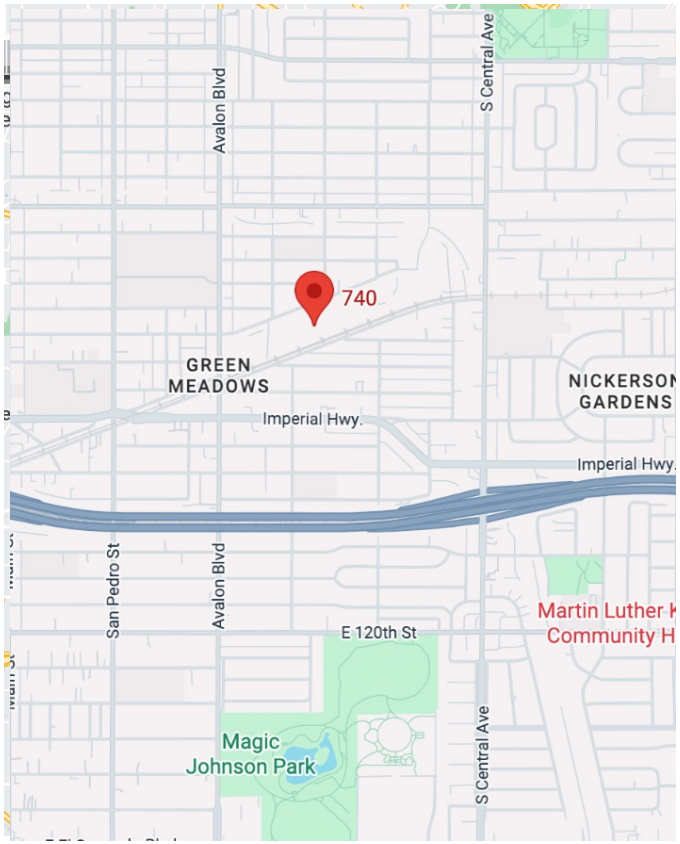
THE LUSKIN Orthopaedic Institute for Children
IN ALLIANCE WITH UCLA Health



SOLA MODEL Z – AFFORDABLE HOUSING ACCELERATOR

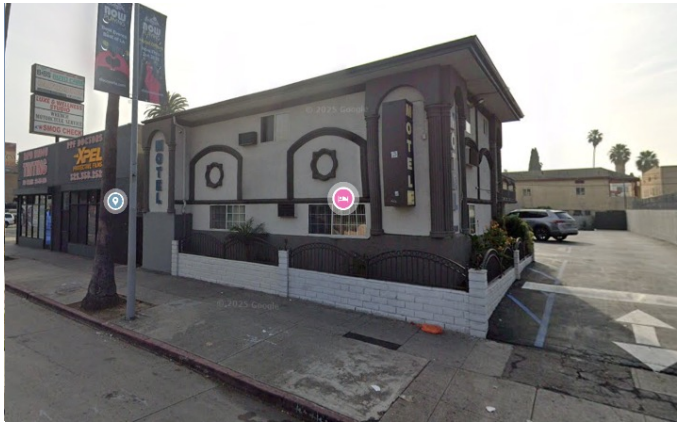
Developer:	SoLa Impact
Project Type:	Modular Housing Manufacturing, Affordable Housing, Small Business Expansion / Working Capital
Description:	The SoLa Impact, one of Los Angeles' largest operators and developers of affordable and workforce housing, operates Model/Z, a 150,000-square-foot modular housing manufacturing facility in Watts/South Los Angeles. The facility produces standardized, factory-built housing modules intended to reduce construction costs, improve quality control, and shorten development timelines for affordable housing projects. Model/Z has already produced 500+ modules, and SoLa reports a pipeline of more than 2,500 housing units, including third-party purchase commitments and LOIs for upcoming deliveries. The proposed NMTC transaction is intended to address the working-capital gap created by modular construction, where significant costs for materials, labor, manufacturing, storage, transportation, and deployment are incurred before traditional construction financing becomes available. By expanding Model/Z's production capacity and improving access to working capital, the project is expected to accelerate the delivery of affordable housing while supporting domestic manufacturing, creating additional jobs, and expanding opportunities for small and mission-driven developers.
Location:	740 E. 111th Place, Los Angeles, CA 90059 (**CD 8**)
Census Tract Eligibility (2016-20):	➢ **34.9%** Poverty Rate (*greater than 20% and 30%*) ➢ **36.2%** of Metro/State Median Income (*less than 80% and 60%*)
Estimated TDC & NMTC Allocation:	Budget: $ 40,000,000 — Total QEI: $ 40 mm LADF QEI: $ TBD
Potential Sources of Funds:	Sponsor Equity $ 24,400,000 **Lev. Loan Eligible** NMTC Equity ($0.79 / NMTC): $ 15,600,000
Projected Closing:	TBD
Current Status:	➢ LOIs/purchase commitments support 300+ units for 2026–2027 delivery; Approximately 2,500 units in the broader pipeline
Community Benefits/Impact:	➢ Affordable Housing: NMTC proceeds support production and deployment of additional affordable housing units ➢ Jobs: **70+ permanent jobs** in manufacturing, logistics, & site installation ➢ Manufacturing: Expands U.S.-based modular housing production ➢ Small Business: Creates additional opportunities for local vendors, contractors, and mission-driven developers





TRANSLATIN@ COALITION NEW CENTER

Developer:	Translatin@ Coalition
Project Type:	New Construction; Behavioral Health and Social Enterprise Facility
Description:	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. The Translatin@ Coalition provides culturally competent services for transgender, gender nonconforming, and intersex (TGI) communities.
Location:	5314 W. Sunset Blvd., Los Angeles, CA 90027 (**CD 13**)
Census Tract Eligibility (2016-20):	➢ **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:	TBD
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:	➢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

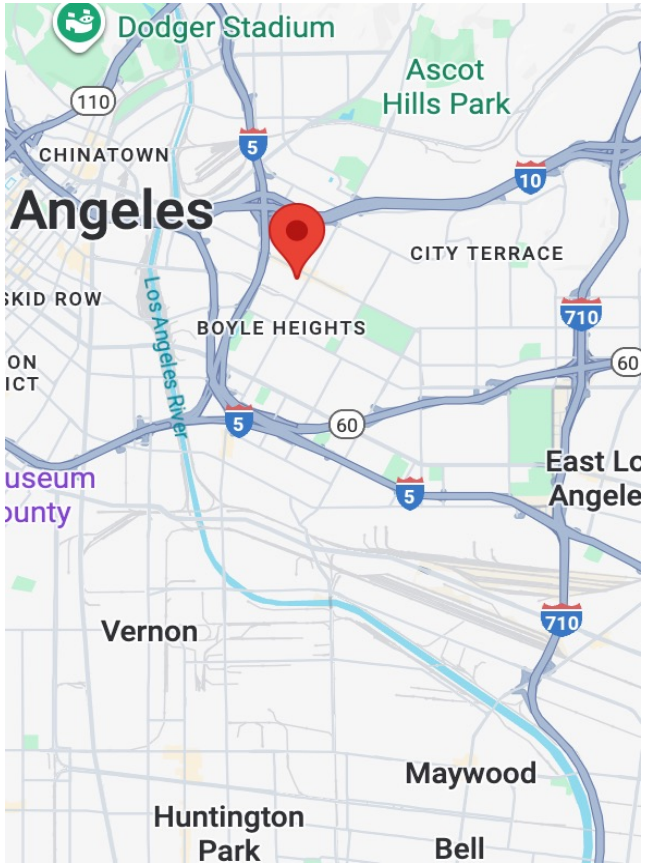




BREED STREET SHUL

Developer:	Breed Street Shul Project, Inc, *a 501(c)3 nonprofit corporation*
Project Type:	Historic Rehabilitation and Adaptive Reuse; Community Center
Description:	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. 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.
Location:	247 North Breed Street, Los Angeles, CA 90033 (**CD 14**)
Census Tract Eligibility (2016-20):	➢ **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:	TBD
Current Status:	➢Construction began in March 2024 with completion expected July 2026 ➢National Park Service Part 2 Historic Approval received February 2025
Community Benefits/Impact:	➢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.

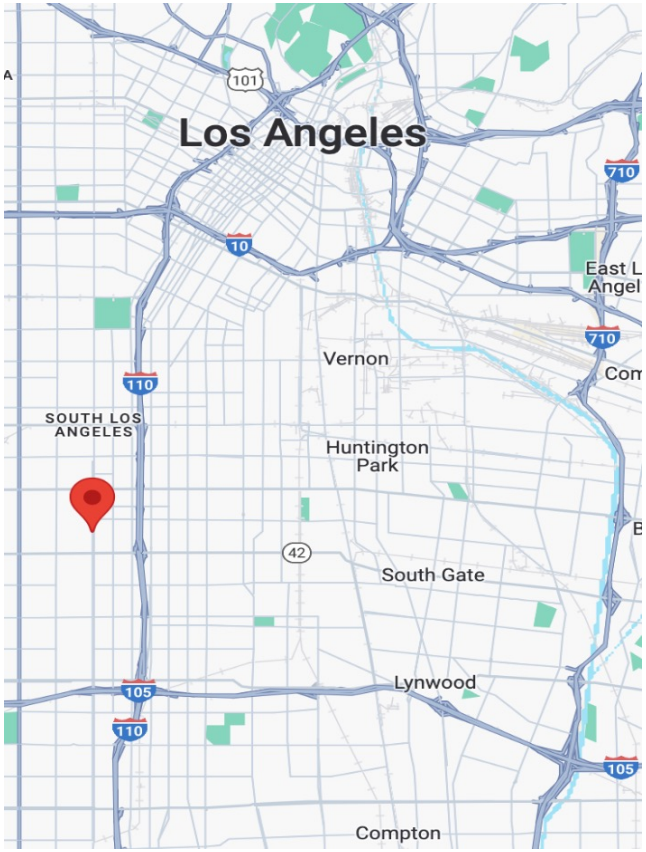




CENTER FOR COMMUNITY ORGANIZING

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):	➢ **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 & NMTC Allocation:	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:	➢ 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:	➢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 *People of Color*

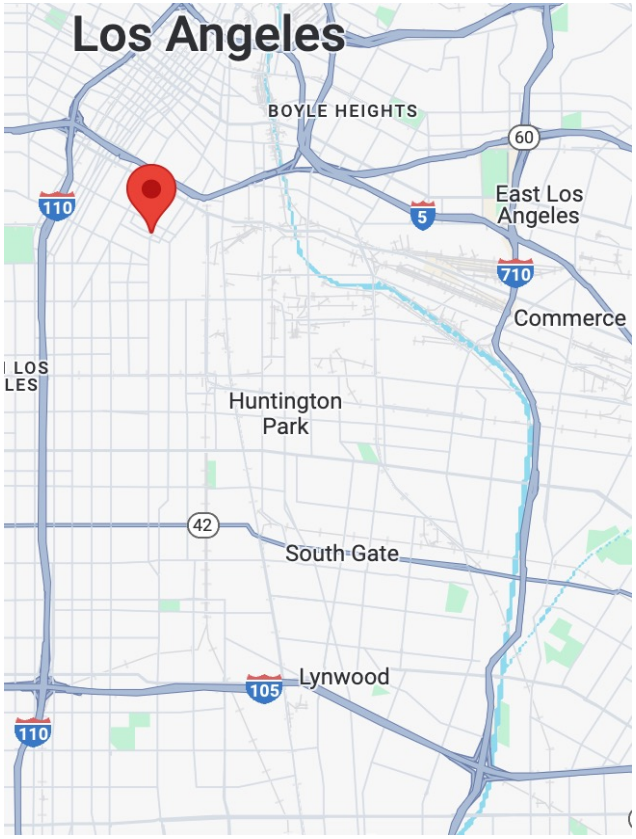




FQHC – CENTRAL NEIGHBORHOOD FOUNDATION

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):	➢ **32.5 to 32.6%** Poverty Rate (*greater than 20% and 30%*) ➢ **38.0 to 46.0%** of Metro/State Median Income (*less than 80% and 60%*)
Estimated TDC & NMTC Allocation:	Budget: $ 15,000,000 — Total QEI: $ 15,000,000 — LADF QEI: $ 10,000,000
Potential Sources of Funds:	Sponsor Equity: $ 2,000,000 **Lev. Loan Eligible** Sponsor Equity – *Prior Incurred Exp.*: $ 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:	➢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

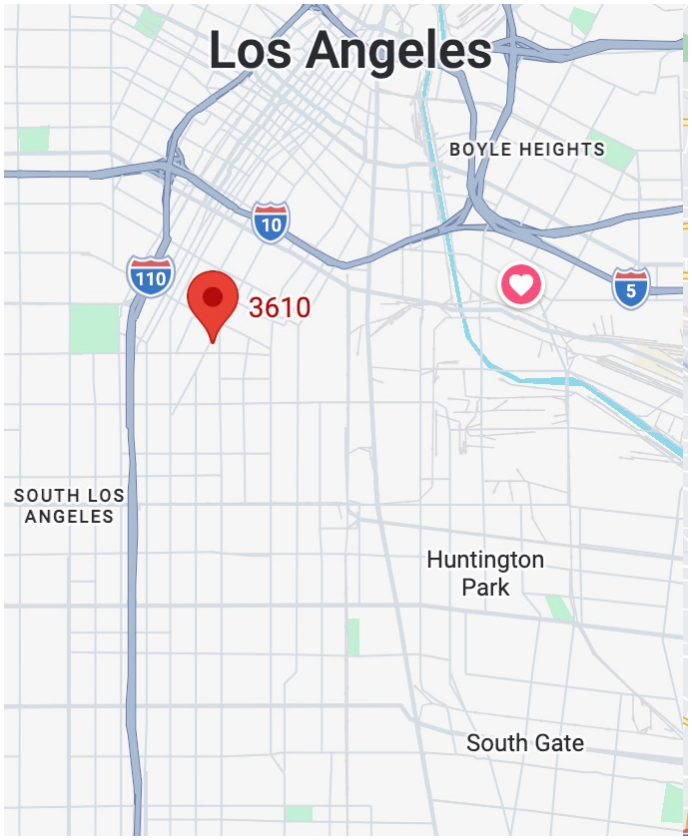
Central Neighborhood Christian Health Clinics
Providing God's spiritual healing through healthcare.
Formerly Central Neighborhood Health Foundation



GARMENT WORKER CENTER

Developer:	Garment Worker Center (GWC)
Project Type:	Workforce Training / Manufacturing / Working Capital
Description:	The Garment Worker Center is proposing a workforce and manufacturing project in South Los Angeles focused on strengthening Los Angeles' garment industry and expanding economic opportunity for local garment workers. The project would support a new facility that provides multi-machine workforce training, partnerships with ethical local manufacturers, equipment upgrades, working capital, and the development of a worker cooperative to manufacture ethically produced Made in USA garments. The sponsor identified working capital as the priority need, with an estimated total project budget of approximately $7.5 million. The project has also secured or is pursuing approximately $8 million for building acquisition and cooperative seed funding, plus $25,000 for workforce development.
Location:	3610 S. San Pedro St, Los Angeles, CA 90011 (**CD 9**)
Census Tract Eligibility (2016-20):	➢ **49.5%** of Metro/State Median Income (*less than 80% and 60%*)
Estimated TDC & NMTC Allocation:	Budget: $ 7,500,000 Total QEI: $ 7,500,000 LADF QEI: $ 7,500,000
Potential Sources of Funds:	The project is actively seeking potential sources of funds
Projected Closing:	TBD
Current Status:	➢ Preliminary NMTC evaluation / project pre-development
Community Benefits/Impact:	➢Expand skills and employment opportunities for local garment workers ➢Create partnerships with ethical Los Angeles garment manufacturers ➢Support development of a worker-owned garment manufacturing cooperative ➢Support local garment production and Made in USA manufacturing ➢Potential to create or retain hundreds of local jobs through local sourcing and manufacturing





Tab 3

LOS ANGELES DEVELOPMENT FUND
MINUTES OF THE MEETING OF THE GOVERNING BOARD OF LADF AND LADF MANAGEMENT, INC.
Thursday, September 10, 2026 | 2:30 PM to 4:00 PM

City Hall, Room 1070 | 200 N Spring St, Los Angeles, CA 90012
To Join via Telephone: Dial (669) 444-9171 US | Meeting ID: 823 4162 2679

LADF STAFF PRESENT:

- Sandra Rahimi (Via Zoom)
- Christopher Chorebanian
- Jiaqi Wu

WELCOME AND CALL TO ORDER

Los Angeles Development Fund (LADF) Director Frederick Jackson called the meeting to order at **02:36 PM**.

ROLL CALL

The following Governing Board directors were present at the meeting:

- Director Jackson (Chairperson)
- Director Arceneaux
- Director Gipson

A QUORUM WAS PRESENT

The following Governing Board directors were present at the meeting:

- Director Williams (Chairperson)

A QUORUM WAS NOT PRESENT

PUBLIC COMMENT

- None.

DISCUSSION ITEMS:

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

Approval of Minutes for Board Meeting(s) on:

a. June 12, 2026

- Moved by Director Gipson. Seconded by Director Arceneaux.
- Roll Call: AYES: 3; NOS: 0; ABSENT: 2; ABSTAIN: 0; APPROVED.

ACTION ITEMS:

a. Request for authorization for LADF staff to issue a Letter of Interest (LOI) to the Hearts of Los Angeles Working Capital Loan project for providing up to $7 million in New Markets Tax Credit Allocation if either the South LA Healthy Food project (Costco) or the Reseda Theatre project is unable to provide evidence of commitment for all financing sources, including allocation, leverage loan, and NMTC investor commitments, by October 2, 2026, and demonstrate the capability to close by December 20, 2026.

- Moved by Director Gipson. Seconded by Director Arceneaux.

- Roll Call: AYES: 3; NOS: 0; ABSENT: 2; ABSTAIN: 0; APPROVED.

b. Request for authorization for LADF staff to issue a Letter of Interest (LOI) to the Project Angel Food (Phase II) project for providing up to $7 million in New Markets Tax Credit Allocation if both the South LA Healthy Food project (Costco) and the Reseda Theatre project are unable to provide evidence of commitment for all financing sources, including allocation, leverage loan, and NMTC investor commitments, by October 2, 2026, and demonstrate the capability to close by December 20, 2026.

- Moved by Director Gipson. Seconded by Director Arceneaux.
- Roll Call: AYES: 3; NOS: 0; ABSENT: 2; 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 New Orleans from October 20 to 23, 2026.

- Moved by Director Arceneaux. Seconded by Director Gipson.
- Roll Call: AYES: 3; NOS: 0; ABSENT: 2; ABSTAIN: 0; APPROVED.

REQUEST FOR FUTURE AGENDA ITEMS

a. TBD

NEXT MEETING DATE AND TIME OF GOVERNING BOARD

a. Thursday, November 12, 2026 | 2:30 PM to 4:00 PM.

ADJOURNMENT

- Meeting was adjourned at **02:56 PM**.

Tab 4

MEMORANDUM

TO:	LADF Board of Directors
FROM:	Sandra Rahimi, LADF Secretary
DATE:	October 29, 2026
SUBJECT:	Novogradac's NMTC Conference in San Diego on January 21 to 22, 2027

RECOMMENDATION

That the Los Angeles Development Fund (LADF) Governing Board of Directors authorizes LADF staff members Sandra Rahimi, Christopher Chorebanian, and Jiaqi Wu to attend Novogradac's NMTC conference in San Diego, California, from January 21 to 22, 2027. The cost of the conference will be paid from LADF's marketing budget.

BACKGROUND AND SUMMARY

Novogradac is one of the two largest CPA firms in the NMTC industry. Its conferences are well attended by all categories of industry experts and staff attendance will provide invaluable marketing opportunities for the LADF. The conferences are attended by developers, investors, CDFI Fund staff and other NMTC allocatee partners. The conferences also provide up-to-date information on the status of the NMTC program and industry best practices. They are also a great opportunity to hear about projects and build relationships with potential partners active in the NMTC world. LADF has developed a presence at these industry conferences, where LADF representatives often attend several meetings to voice City support of projects located in Los Angeles. This industry exposure resulted in a very strong LADF pipeline for LADF's previous NMTC applications.

At the upcoming Novogradac NMTC conference in San Diego, QALICBs and consultants will present projects seeking allocation from the next round. For LADF, the event offers exposure to additional City of Los Angeles projects beyond its current pipeline, providing backup options if existing deals stall and building a future pipeline should LADF receive more NMTC. With statewide and national attendance, the conference is a key venue to strengthen relationships with developers, investors, CDEs, and policymakers. The permanent extension of NMTC signals a new era, reshaping deal structures, boosting investor confidence, and advancing long-term community development planning.

FISCAL IMPACT

The main conference is officially scheduled for January 21 and 22, 2027, inclusive. Many networking events are planned for the evening of January 20, the day before the official start of the main conference. Therefore, LADF staff will require hotel accommodations for two nights (January 20 and 21, 2027) and two days of travel (January 20 and 22, 2027). The total estimated cost for the San Diego conference is currently $3,950.70.

Please refer to the table below for a detailed calculation.

Description	**Cost ($)**
Conference Fee[1]:	$0.00 (*if waived by Novogradac*)
Hotel[2]:	$2,680.80
Parking[3]:	$270.00
Mileage reimbursement[4]:	$539.40
Per diem[5]:	$460.50
TOTAL	**$3,950.70**

ATTACHMENTS

Novogradac NMTC Conference San Diego – Agenda

[1] The conference registration rate is $775 per person. As clients of Novogradac, LADF will request that the total $2,325 conference fee for LADF's 3 attendees be waived.

[2] The event is scheduled at Manchester Grand Hyatt San Diego, 1 Market Place, San Diego, CA 92101. Novogradac and Manchester Grand Hyatt have arranged a discounted room rate of $339 per night plus tax. Tax is estimated at 15.75% (13.75% City of San Diego hotel tax + 2% Tourism Marketing District). The total cost is calculated as follows:
Total Cost = 3 people × 2 nights × ($339 room rate + $47 destination fee + $60.80 tax) = $2,680.80

[3] The self-parking rate is $45 per vehicle per night. Total Cost = 3 people × 2 nights × $45 = $270.00

[4] Mileage reimbursement is calculated based on each staff member driving their own car from LADF's office to the event hotel. Total Cost = 124 miles (distance from LADF's office to the event's hotel) × $0.725 (2026 IRS business mileage rate) × 3 people × 2 (for a round trip) = $539.40

[5] Based on U.S. General Services Administration per diem amounts (2027 fiscal year) for meals and incidental expenses in San Diego, CA (excluding breakfast for both conference days and lunch on the day of the full conference). The total for per diem is calculated as follows:

Date	**Description / Per Diem Rates**	**Amount/Person**	**Quantity**	**Total**
Jan 20	First and Last Day of Travel @ 75% $86 Meals & Incidental Expense	$64.50	3	$193.50
Jan 21	$36 Dinner + $5 Incidental Exp. Lunch and breakfast provided by conference	$41.00	3	$123.00
Jan 22	First and Last Day of Travel @ 75% $23 Lunch + $36 Dinner + $5 Incidental Exp. Breakfast provided by conference	$48.00	3	$144.00
	TOTAL:	$153.50	3	**$460.50**

Tab 5

MEMORANDUM

TO:	LADF Board of Directors
FROM:	Sandra Rahimi, LADF Secretary
DATE:	October 29, 2026
SUBJECT:	Novogradac's NMTC Workshop in San Diego on January 20, 2027

RECOMMENDATION

That the Governing Board of Directors of the Los Angeles Development Fund (LADF) authorizes its new Governing Board Members to attend the NMTC Basics 101 Workshop at Novogradac's NMTC Conference in San Diego, California, on January 20, 2027. The cost of attendance shall be paid from LADF's marketing budget.

BACKGROUND AND SUMMARY

Novogradac is one of the two largest CPA firms in the NMTC industry, and its conferences are widely attended by industry experts. Novogradac also provides entry-level training and specialized workshops that offer detailed insights into affordable housing, community development, historic preservation, opportunity zones, and renewable energy. These preconference workshops range from introductory sessions, which provide explanations and refreshers on key topics, to advanced deep-dive training designed to help participants expand their expertise. For new board members, these sessions may serve as a valuable introduction to the field.

FISCAL IMPACT

The NMTC Basics Workshop is officially scheduled for January 20, 2027, as a full-day session from 9:00 a.m. to 4:00 p.m. Accordingly, Governing Board members will require one night of hotel accommodations (January 19, 2027) and two days of travel (January 19 and 20, 2027). The total estimated cost for the San Diego conference is $1,241.85 per person (*$766.85 if the Workshop Fee is waived by Novogradac*), assuming the conference fee is waived as in previous years.

Please refer to the table below for a detailed calculation.

Description	Cost ($) Per Person
Workshop Fee[1]:	$475.00 (*$0.00 if waived by Novogradac*)
Hotel[2]:	$446.80
Parking[3]:	$45.00
Mileage reimbursement[4]:	$179.80
Per diem[5]:	$95.25
TOTAL	**$1,241.85** (*$766.85 if Workshop Fee is waived by Novogradac*)

ATTACHMENTS

Exhibit A – Novogradac NMTC Workshop Agenda:

January 20, 2027

9:00 AM PT

NMTC Basics Workshop (additional fee required)

9:00 AM-4:00 PM

NMTC Compliance Workshop (additional fee required)

9:00 AM-12:00 PM

[1] The NMTC Basics Workshop fee is $475 per person. As clients of Novogradac, we will request that the conference and workshop fees for LADF's Board Member attendees be waived.

[2] The event is scheduled at Manchester Grand Hyatt San Diego, 1 Market Place, San Diego, CA 92101. Novogradac and Manchester Grand Hyatt have arranged a discounted room rate of $339 per night plus tax. Tax is estimated at 15.75% (13.75% City of San Diego hotel tax + 2% Tourism Marketing District). The total cost is calculated as follows:
Total Cost per attendee = 1 person × 1 night × ($339 room rate + $47 destination fee + $60.80 tax) = $446.80

[3] The self-parking rate is $45 per vehicle per night. Total Cost = 1 night × $45 = $45

[4] Mileage reimbursement is calculated based on each board member driving their own car from LADF's office to the event hotel. Total Cost = 124 miles (distance from LADF's office to the event's hotel) × $0.725 (2026 IRS business mileage rate) × 1 person × 2 (for a round trip) = $179.80

[5] Based on U.S. General Services Administration per diem amounts (2027 fiscal year) for meals and incidental expenses in San Diego, CA (assuming breakfast and lunch are provided on the workshop day). The total for per diem is calculated as follows:

Date	Description / Per Diem Rates	Amount/Person	Quantity	Total
Jan 19	First and Last Day of Travel @ 75% $86 Meals & Incidental Expense	$64.50	1	$64.50
Jan 20	First and Last Day of Travel @ 75% $36 Dinner & $5 Incidental Expense Breakfast and lunch assumed provided at the workshop.	$30.75	1	$30.75
	TOTAL:	$95.25	1	**$95.25**

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2027 New Markets Tax Credit Conference

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Agenda

About our Workshops

Novogradac workshops give you a chance to gain detailed insight and knowledge about affordable housing, community development, historic preservation, opportunity zones or renewable energy fields. Attend a workshop before one of our conferences to maximize your time learning about and networking with professionals within your specific industry.

Agenda is subject to change.

Please note: Agenda is in Pacific Time

Separate registration is required for workshops.

Find CPE information here.

All Dates 1/20-1/22 | Wednesday 1/20 | Thursday 1/21 | Friday 1/22

Filters

Search

January 20, 2027

9:00 AM PT — NMTC Basics Workshop (additional fee required)
9:00 AM-4:00 PM

NMTC Compliance Workshop (additional fee required)
9:00 AM-12:00 PM

January 21, 2027

8:00 AM PT — Networking Breakfast
8:00 AM-9:00 AM

9:00 AM PT — Conference Welcome
9:00 AM-9:30 AM



Nicolo Pinoli
Conference Chair and Partner
Novogradac

9:30 AM PT — Washington Report
9:30 AM-10:45 AM

10:45 AM PT — Networking Break

12:00 PM PT	Networking Lunch 12:00 PM-1:30 PM
1:30 PM PT	CDFI Fund Unplugged: Insights and Application Guidance 1:30 PM-2:30 PM
2:30 PM PT	Networking Break 2:30 PM-2:45 PM
2:45 PM PT	Inside the CDE Playbook 2:45 PM-3:45 PM
3:45 PM PT	Networking Break 3:45 PM-4:00 PM
4:00 PM PT	Trends on the Rise 4:00 PM-5:00 PM
5:00 PM PT	Networking Reception 5:00 PM-6:30 PM

January 22, 2027

8:00 AM PT	Networking Breakfast 8:00 AM-9:00 AM
9:00 AM PT	From Application to Impact 9:00 AM-9:55 AM
10:00 AM PT	The Compliance Conversation 10:00 AM-10:55 AM

Reserve Your Seat

Join professionals from around the country in San Diego for this two-day conference. With built-in networking breaks and an exclusive reception for attendees, this is your chance to connect with leading professionals in the new markets tax credit world.

Register >>

Details

ADD TO CALENDAR

January 21, 2027 – January 22, 2027

9:00 AM-12:00 PM
PT

Viewing in Pacific Time

GET MAP

Manchester Grand Hyatt

1 Market Pl
San Diego, DC
92101
USA

CONTACT US

Events Desk
(415) 356-7970

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