

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE  
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE  
Project Staff Report  
Qualified Private Activity Tax-Exempt Bond Project  
April 8, 2025**

Altrudy II Senior Apartments, located at 18597 and 18602 Altrudy Lane in Yorba Linda on a 2.0 acre site, requested and is being recommended for a reservation of \$1,329,498 in annual federal tax credits and \$15,500,000 of tax-exempt bond cap to finance the new construction of 64 units of housing, consisting of 63 restricted rental units and 1 unrestricted manager's unit. The project will have 50 one-bedroom units, and 14 two-bedroom units, serving tenants with rents affordable to households earning 30%-60% of area median income (AMI). The construction is expected to begin in September 2025 and be completed in August 2027. The project will be developed by C&C Development Co. LLC and will be located in Senate District 32 and Assembly District 59.

**Project Number** CA-25-436

**Project Name** Altrudy II Senior Apartments  
Site Address: 18597 and 18602 Altrudy Lane  
Yorba Linda, CA 92886  
County: Orange  
Census Tract: 0218.02

<b>Tax Credit Amounts</b>	<b>Federal/Annual</b>	<b>State/Total</b>
Requested:	\$1,329,498	\$0
Recommended:	\$1,329,498	\$0

**Tax-Exempt Bond Allocation**  
Recommended: \$15,500,000

**CTCAC Applicant Information**  
CTCAC Applicant/CDLAC Sponsor: Yorbal Linda Altrudy II, LP  
Contact: Todd Cottle  
Address: 14211 Yorba Street, Suite 200  
Tustin, CA 92780  
Phone: (714) 714-0600  
Email: todd@c-cdev.com

**Bond Financing Information**  
CDLAC Applicant/Bond Issuer: CMFA  
Bond Counsel: Orrick, Herrington & Sutcliffe LLP  
Private Placement Purchaser: Bank of America, N.A.

**Development Team**  
General Partners / Principal Owners: C&C Altrudy II, LLC  
OHDC Altrudy II, LLC  
General Partner Type: Joint Venture  
Parent Companies: C&C Development Co., LLC  
Orange Housing Development Company  
Developer: C&C Development Co. LLC  
Investor/Consultant: National Equity Fund Inc.  
Management Agent: Advanced Property Services Management, Inc.

**Project Information**

Construction Type:	New Construction
Total # Residential Buildings:	1
Total # of Units:	64
No. / % of Low Income Units:	63 100.00%
Average Targeted Affordability:	50.00%
Federal Set-Aside Elected:	40%/60% Average Income
Federal Subsidy:	Tax-Exempt

**Information**

Housing Type:	Non-Targeted
Geographic Area:	Coastal Region
State Ceiling Pool:	New Construction
Set Aside:	Extremely Low/Very Low Income Set Aside
CDLAC Project Analyst:	Daisy Andrade
CTCAC Project Analyst:	Jacob Couch

**55-Year Use / Affordability**

<b>Aggregate Targeting</b>	<b>Number of Units</b>	<b>Percentage of Affordable Units</b>
30% AMI:	13	21%
50% AMI:	24	38%
60% AMI:	26	41%

**Unit Mix**

50	1-Bedroom Units
14	2-Bedroom Units
64	Total Units

<b>Unit Type &amp; Number</b>	<b>2024 Rents Targeted % of Area Median Income</b>	<b>Proposed Rent (including utilities)</b>
8 1 Bedroom	30%	\$355
3 1 Bedroom	30%	\$887
2 2 Bedrooms	30%	\$1,065
22 1 Bedroom	50%	\$1,479
2 2 Bedrooms	50%	\$1,776
17 1 Bedroom	60%	\$1,775
9 2 Bedrooms	60%	\$2,131
1 2 Bedrooms	Manager's Unit	\$0

**Project Cost Summary at Application**

Land and Acquisition	\$2,898,333
Construction Costs	\$15,386,872
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$783,666
Soft Cost Contingency	\$320,000
Relocation	\$0
Architectural/Engineering	\$1,225,000
Const. Interest, Perm. Financing	\$2,693,585
Legal Fees	\$360,000
Reserves	\$231,400
Other Costs	\$2,354,004
Developer Fee	\$3,334,856
Commercial Costs	\$0
<b>Total</b>	<b>\$29,587,716</b>

**Residential**

Construction Cost Per Square Foot:	\$297
Per Unit Cost:	\$462,308
Estimated Hard Per Unit Cost:	\$209,259
True Cash Per Unit Cost*:	\$411,890
Bond Allocation Per Unit:	\$242,188
Bond Allocation Per Restricted Rental Unit:	\$246,032

**Construction Financing**

Source	Amount
Bank of America: Tax-Exempt	\$15,500,000
City of Yorba Linda	\$5,200,000
Orange County: HFT <sup>1</sup>	\$2,260,800
Deferred Costs	\$305,500
Deferred Developer Fee	\$3,307,825
General Partner Equity	\$100
Tax Credit Equity	\$3,013,491

**Permanent Financing**

Source	Amount
Citibank: Tax-Exempt	\$6,909,660
City of Yorba Linda	\$5,200,000
Orange County: HFT <sup>1</sup>	\$2,260,800
Deferred Developer Fee	\$3,226,734
General Partner Equity	\$100
Tax Credit Equity	\$11,990,422
<b>TOTAL</b>	<b>\$29,587,716</b>

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

<sup>1</sup>Housing Finance Trust

**Determination of Credit Amount(s)**

Requested Eligible Basis:	\$25,567,266
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$33,237,446
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$1,329,498
Approved Developer Fee (in Project Cost & Eligible Basis):	\$3,334,856
Federal Tax Credit Factor:	\$0.90188

Except as allowed for projects basing cost on assumed third party debt, the "as if vacant" land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

**CTCAC Significant Information / Additional Conditions:** None.

**CDLAC Analyst Comments:** None.

**Resyndication and Resyndication Transfer Event:** None.

**Standard Conditions**

The applicant shall issue bonds within time limits specified by CDLAC.

The applicant anticipates financing more than 50% of the project aggregate basis with tax-exempt bond proceeds as calculated by the project tax professional. Therefore, the federal credit reserved for this project will not count against the annual ceiling.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC makes the preliminary reservation only for the project specified above in the form presented, and involving the parties referred to in the application. No changes in the development team or the project as presented will be permitted without the express approval of CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC requires the project owner to pay a monitoring fee before issuance of tax forms.

As project costs are preliminary estimates only, staff recommends that a reservation be made in the amount of federal credit and state credit shown above on condition that the final project costs be supported by itemized lender approved costs and certified costs after the buildings are placed in service.

All unexpended funds in reserve accounts established for the project must remain with the project to be used for the benefit of the property and/or its residents, except for the portion of any accounts funded with deferred developer fees.

All fees charged to the project must be within CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC at placed-in-service.

Credit awards are contingent upon applicant's acceptance of any revised total project cost, qualified basis, and tax credit amount determined by CTCAC in its final feasibility analysis.

**CDLAC Additional Conditions**

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

<b>Point Criteria</b>	<b>New Const. Max. Points</b>	<b>Rehabilitation Max. Points</b>	<b>Points Scored</b>
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	9
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
<b>Total Points</b>	120	110	119

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

**Tie Breaker:** 116.289%