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

Foothill Family Apartments, located at three sites (see below) in Alameda County on a total of 2.03 acres, requested and is being recommended for a reservation of $2,941,660 in annual federal tax credits and $2,941,660 of tax-exempt bond cap to finance the acquisition & rehabilitation of 65 units of housing, consisting of 64 restricted rental units and 1 unrestricted manager's unit. The project has 32 two-bedroom units, and 33 three-bedroom units, serving families with rents affordable to households earning 30%-60% of area median income (AMI). The construction is expected to begin in October 2025 and be completed in November 2026. The project will be developed by Oakland Housing Initiatives, Inc. and is located in Senate District 9 and Assembly District 18.

Foothill Family Apartments is a re-syndication of an existing Low Income Housing Tax Credit (LIHTC) project, Foothill Family Apartments (CA-2000-032). See Resyndication and Resyndication Transfer Event below for additional information. The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers and HUD Rental Assistance Demonstration (RAD).

Project Number CA-25-450

Project Name Foothill Family Apartments

Site Addresses:	Site 1: 6886 Foothill Boulevard Oakland, CA 94605	Site 2: 6946 Foothill Boulevard Oakland, CA 94605
	Site 3: 6980 Foothill Boulevard Oakland, CA 94605	
County:	Alameda	
Census Tract:	4086.00	

Tax Credit Amounts	**Federal/Annual**	**State/Total**
Requested:	$2,941,660	$0
Recommended:	$2,941,660	$0

Tax-Exempt Bond Allocation

Recommended: $33,765,028

CTCAC Applicant Information

CTCAC Applicant/CDLAC Sponsor:	Oakland Housing Initiatives, Inc.
Contact:	Tom Deloye
Address:	1619 Harrison Street Oakland, CA 94612
Phone:	510-847-2142
Email:	tdeloye@oakha.org

Bond Financing Information

CDLAC Applicant/Bond Issuer:	CalHFA
Bond Counsel:	Citibank, N.A.

Development Team

General Partner / Principal Owner:	Oakland Housing Initiatives, Inc.
General Partner Type:	Nonprofit
Parent Company:	Oakland Housing Authority
Developer:	Oakland Housing Initiatives, Inc.
Investor/Consultant:	California Housing Partnership Corporation
Management Agent:	John Stewart Company

Project Information

Construction Type:	Acquisition & Rehabilitation
Total # Residential Buildings:	11
Total # of Units:	65
No. / % of Low Income Units:	64 100.00%
Average Targeted Affordability:	43.05%
Federal Set-Aside Elected:	40%/60%
Federal Subsidy:	Tax-Exempt / HOPE IV / HUD Section 8 Project-based Vouchers (11 Units - 17%) / HUD Rental Assistance Demonstration (21 Units - 33%)

Information

Housing Type:	Large Family
Geographic Area:	Bay Area Region
CDLAC Project Analyst:	Sarah Lester
CTCAC Project Analyst:	Ruben Barcelo

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	16	25%
35% AMI:	21	33%
50% AMI:	8	13%
60% AMI:	19	30%

Unit Mix

32	2-Bedroom Units
33	3-Bedroom Units
65	Total Units

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
11 2 Bedrooms	30%	$403
5 2 Bedrooms	30%	$879
2 2 Bedrooms	35%	$564
1 3 Bedrooms	35%	$937
18 3 Bedrooms	35%	$937
8 2 Bedrooms	50%	$1,534
6 2 Bedrooms	60%	$1,845
13 3 Bedrooms	60%	$2,260
1 3 Bedrooms	Manager Unit	$0

Project Cost Summary at Application

Land and Acquisition	$17,489,785
Construction Costs	$0
Rehabilitation Costs	$25,345,688
Construction Hard Cost Contingency	$3,801,853
Soft Cost Contingency	$968,861
Relocation	$2,349,288
Architectural/Engineering	$1,460,000
Const. Interest, Perm. Financing	$3,534,308
Legal Fees	$190,000
Reserves	$1,280,001
Other Costs	$3,318,985
Developer Fee	$6,472,852
Commercial Costs	$0
Total	**$66,211,621**

Residential

Construction Cost Per Square Foot:	$377
Per Unit Cost:	$1,018,640
Estimated Hard Per Unit Cost:	$1,018,640
True Cash Per Unit Cost*:	$809,506
Bond Allocation Per Unit:	$527,579
Bond Allocation Per Restricted Rental Unit:	$0

Construction Financing

Source	Amount
Citi Community Capital: Tax-Exempt	$33,765,028
Seller Carryback	$10,490,682
Oakland Housing Authority (OHA)	$6,180,000
OHA: HOPE VI	$4,375,377
OHA: Land Lease	$900,000
OHA: Deferred Interest	$1,443,368
Replacement Reserve	$685,906
Deferred Costs	$2,879,246
Deferred Developer Fee	$3,103,025
Tax Credit Equity	$2,388,988

Permanent Financing

Source	Amount
Citi Community Capital: Tax-Exempt	$4,340,000
Seller Carryback	$10,490,682
Oakland Housing Authority (OHA)	$15,000,000
OHA: HOPE VI	$4,375,377
OHA: Land Lease	$900,000
OHA: Deferred Interest	$1,443,368
Net Operating Income	$453,380
Deferred Developer Fee	$3,103,025
General Partner Equity	$685,906
Tax Credit Equity	$25,419,883
TOTAL	**$66,211,621**

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

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	$43,351,453
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	$17,184,610
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	$56,356,889
Qualified Basis (Acquisition):	$17,184,610
Applicable Rate:	4.00%
Maximum Annual Federal Credit, Rehabilitation:	$2,254,276
Maximum Annual Federal Credit, Acquisition:	$687,384
Total Maximum Annual Federal Credit:	$2,941,660
Approved Developer Fee (in Project Cost & Eligible Basis):	$6,472,852
Federal Tax Credit Factor:	$0.86413

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

CTCAC Significant Information / Additional Conditions
Staff noted a per unit development cost of $809,506. The applicant noted that this per unit cost is attributed to a requirement to pay prevailing wages, the addition of new accessible units, seismic upgrades, and flood remediation for one of the project's ground floor units.

This project has received a waiver from the accessibility requirements under CTCAC Regulations Section 10325(f)(7)(K) to allow the project to add six (6) new accessible units instead of seven (7) and two (2) units with communication features instead of three (3).

This project has received a waiver from the common area requirement of CTCAC Regulations Section 10325(g)(1)(E) to allow the project to proceed with the existing common area of 1,093 square feet.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event
Prior to closing, the applicant or its assignee shall obtain CTCAC's consent to assign and assume the existing Regulatory Agreement (CA-00-032). To be eligible for a new award of tax credits, the owner must provide documentation with the Form 8609 request (the placed-in-service submission) that the acquisition date and the placed-in-service date both occurred after the existing federal 15-year compliance period was completed. For resyndications that were originally rehabilitation and acquisition, the resyndication acquisition date cannot occur before the last rehabilitation credit year of the original credit period.

As required by the IRS, the newly resyndicated project will continue to use the originally assigned Building Identification Numbers (BINs).

The newly resyndicated project shall continue to meet the rents and income targeting levels in the existing regulatory agreement(s) and any deeper targeting levels in the new regulatory agreement(s) for the duration of the new regulatory agreement(s). Existing households determined to be income-qualified for purposes of IRC §42 credit during the 15-year compliance period are concurrently income-qualified households for purposes of the extended use agreement. As a result, any household determined to be income qualified at the time of move-in under the existing regulatory agreement (CA-00-032) is a qualified low-income household for the subsequent allocation (existing household eligibility is “grandfathered”).

The project is a resyndication where the existing regulatory agreement requires service amenities. The project shall provide a similar or greater level of services for a period of at least 15 years under the new regulatory agreement. The project is deemed to have met this requirement based on CTCAC staff’s review of the commitment in the application. The services documented in the placed-in-service package will be reviewed by CTCAC staff for compliance with this requirement at the time of the placed-in-service submission.

The project is a re-syndication occurring concurrently with a Transfer Event without distribution of Net Project Equity, and thus is waived from setting aside a Short Term Work Capitalized Replacement Reserve that is otherwise required.

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).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	20
New Construction Density and Local Incentives	10	0	0
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	0
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	0
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	110

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: 114.315%