

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

2025 First Round

June 18, 2025

Tracy Apartments Phase I, located at 301 West Street in Tracy, requested and is being recommended for a reservation of \$1,184,954 in annual federal tax credits to finance the new construction of 54 units of housing serving seniors with rents affordable to households earning 30%-50% of area median income (AMI). The project will be developed by DCDC Tracy Senior Phase I LP and will be located in Senate District 5 and Assembly District 13.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers.

Project Number CA-25-013

Project Name Tracy Apartments Phase I
Site Address: 301 West Street
Tracy, CA 95376
County: San Joaquin
Census Tract: 54.06

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,184,954	\$0
Recommended:	\$1,184,954	\$0

Applicant Information

Applicant: DCDC Tracy Apartments Phase I LP
Contact: Peter W. Ragsdale
Address: 2575 Grand Canal Boulevard, Suite 220
Stockton, CA 95207
Phone: 209-460-5065
Email: Pragsdale@hacsj.org

General Partners / Principal Owners: DCDC Tracy Apartments Phase I LLC
Community Revitalization and Development Corporation
General Partner Type: Nonprofit
Parent Companies: Delta Community Developers Corp.
Community Revitalization and Development Corporation
Developer: DCDC Tracy Senior Phase I LP
Investor/Consultant: California Housing Partnership
Management Agents: Domus Management Co.

Project Information

Construction Type: New Construction
Total # Residential Buildings: 1
Total # of Units: 55
No. & % of Tax Credit Units: 54 100%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: HUD Section 8 Project-based Vouchers (54 Units - 100%) / HOME

Information

Set-Aside:	N/A
Housing Type:	Seniors
Geographic Area:	Central Valley Region
CTCAC Project Analyst:	Cynthia Compton

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percent of Required Affordable Units
At or Below 30% AML:	32	55%
At or Below 50% AML:	22	40%

Unit Mix

54	1-Bedroom Units
1	2-Bedroom Units
55	Total Units

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
32 1 Bedroom	30%	\$542
22 1 Bedroom	50%	\$904
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$1,382,928
Construction Costs	\$0
Rehabilitation Costs	\$16,052,765
Construction Contingency	\$1,684,502
Relocation	\$0
Architectural/Engineering	\$902,024
Const. Interest, Perm. Financing	\$1,575,999
Legal Fees	\$365,000
Reserves	\$271,430
Other Costs	\$1,860,234
Developer Fee	\$2,500,000
Commercial Costs	\$0
Total	\$26,594,882

Residential

Construction Cost Per Square Foot:	\$519
Per Unit Cost:	\$483,543
True Cash Per Unit Cost*:	\$483,543

Construction Financing

Source	Amount
Chase Bank	\$12,459,426
HACSJ ¹	\$6,023,424
HACSJ ¹ : Ground Lease	\$380,000
City of Tracy: HOME	\$1,107,490
City of Tracy: LMIH ²	\$4,000,000
Deferred Costs	\$1,814,930
Tax Credit Equity	\$809,612

Permanent Financing

Source	Amount
Chase Bank	\$3,817,000
HACSJ ¹	\$6,023,424
HACSJ ¹ : Ground Lease	\$380,000
City of Tracy: HOME	\$1,107,490
City of Tracy: LMIH ²	\$4,000,000
General Partner Equity	\$1,500,000
Tax Credit Equity	\$9,766,968
TOTAL	\$26,594,882

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

¹Housing Authority of the County of San Joaquin

²Low and Moderate Income Housing Fund

Determination of Credit Amount(s)

Requested Eligible Basis:	\$13,166,156
130% High Cost Adjustment:	No
Applicable Fraction:	100.00%
Qualified Basis:	\$13,166,156
Applicable Rate:	9.00%
Total Maximum Annual Federal Credit:	\$1,184,954
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,500,000
Federal Tax Credit Factor:	\$0.82425

The "as if vacant" land value and the existing improvement value established at application, 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, unless a waiver has been granted for a purchase price not to exceed the sum of third party debt that will be assumed or paid off. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

Tie-Breaker Information

First:	Seniors
Self-Score Final:	101.061%
CTCAC Final:	101.433%

Significant Information / Additional Conditions: None.

Resyndication and Resyndication Transfer Event: None.

Local Reviewing Agency

The Local Reviewing Agency has not yet completed a site review of this project. Any negative comments in the LRA report will cause this staff report to be revised to reflect such comments.

Standard Conditions

The applicant must submit all documentation required for a Carryover Allocation and any Readiness to Proceed Requirements elected. Failure to provide the documentation at the time required may result in rescission of the Credit reservation and cancellation of a carryover allocation.

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 performance deposit and allocation 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.

The applicant must ensure the project meets all Additional Threshold Requirements of the proposed project. If points were awarded for service amenities, the applicant will be required to provide such amenity or amenities identified in the application, for a minimum period of fifteen years and at no cost to the tenants. Applicants that received increases (exceptions to limits) in the threshold basis limit under Section 10327(c)(5) must submit the certification required by Section 10322(i)(2) at project completion.

Points System	Max. Possible Points	Requested Points	Points Awarded
Owner / Management Characteristics	10	10	10
General Partner Experience	7	7	7
Management Experience	3	3	3
Housing Needs	10	10	10
Site Amenities	15	15	15
Within ½ mile of transit, service every 30 minutes in rush hours	5	5	5
Within ½ mile of public park or community center open to general public	3	3	3
Within 1 mile of public library	2	2	2
Within ½ mile of a full-scale grocery/supermarket of at least 25,000 sf	5	5	5
Within 1 mile of medical clinic or hospital	2	2	2
Service Amenities	10	10	10
LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES			
Adult ed/health & wellness/skill bldg classes, min. 84 hrs/yr instruction	7	7	7
Health & wellness services and programs, minimum 60 hrs per 100 bdrms	3	3	3
Lowest Income	52	52	52
Basic Targeting	50	50	50
Deeper Targeting – at least 10% of Low Income Units @ 30% AML or less	2	2	2
Readiness to Proceed	10	10	10
Miscellaneous Federal and State Policies	2	2	2
Enhanced Accessibility and Visitability	2	2	2
Total Points	109	109	109

Please Note: If more than the maximum Site Amenity points were requested, not all amenities may have been scored and/or verified.

DO NOT RELY ON SCORING IN THIS COMPETITIVE CYCLE FOR FUTURE APPLICATIONS. ALL RE-APPLICATIONS ARE REVIEWED WITHOUT RELIANCE ON PAST SCORING.