

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

2025 First Round

June 18, 2025

Coast Villas, located at 1111 & 1123 South Coast Highway in Oceanside, requested and is being recommended for a reservation of \$2,105,363 in annual federal tax credits to finance the new construction of 55 units of housing serving special needs tenants with rents affordable to households earning 30%-50% of area median income (AMI). The project will be developed by National Community Renaissance of California and will be located in Senate District 38 and Assembly District 74.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers. The project financing includes state funding from the No Place Like Home (NPLH) program of HCD.

Project Number CA-25-039

Project Name Coast Villas
Site Address: 1111 & 1123 South Coast Highway
Oceanside, CA 92054
County: San Diego
Census Tract: 182.01

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$2,105,363	\$0
Recommended:	\$2,105,363	\$0

Applicant Information

Applicant: Coast Villas LP
Contact: Ashley Wright
Address: 9692 Haven Avenue, Suite 100
Rancho Cucamonga, CA 91730
Phone: 909-204-3429
Email: awright@nationalcore.org

General Partners / Principal Owners: NCRC Coast Villas GP LLC
1111 Coast Highway LLC
General Partner Type: Nonprofit
Parent Companies: National Community Renaissance of California
San Diego Community Housing Corporation
Developer: National Community Renaissance of California
Investor/Consultant: Hudson Housing Capital
Management Agent: National Community Renaissance of California

Project Information

Construction Type: New Construction
Total # Residential Buildings: 1
Total # of Units: 56
No. & % of Tax Credit Units: 55 100%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: HUD Section 8 Project-based Vouchers (40 Units - 72%) / HUD
Section 8 Veterans Affairs Supportive Housing (VASH) Vouchers
(15 Units - 27%)

Information

Set-Aside: Nonprofit (Homeless assistance)
Housing Type: Special Needs
Type of Special Needs: Homeless
Average Targeted Affordability of Special Needs Project Units: 39.82%
% of Special Need Units: 55 Units 100.00%
Geographic Area: San Diego County
CTCAC Project Analyst: Michael Reichert

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percent of Required Affordable Units
At or Below 30% AMI:	28	50%
At or Below 50% AMI:	27	40%

Unit Mix

35	SRO/Studio Units
16	1-Bedroom Units
5	2-Bedroom Units
56	Total Units

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
6 SRO/Studio	30%	\$795
12 SRO/Studio	30%	\$795
2 SRO/Studio	50%	\$1,326
15 SRO/Studio	50%	\$1,326
6 1 Bedroom	30%	\$852
2 1 Bedroom	30%	\$852
1 1 Bedroom	50%	\$1,420
7 1 Bedroom	50%	\$1,420
2 2 Bedrooms	30%	\$1,023
2 2 Bedrooms	50%	\$1,705
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$5,337,766
Construction Costs	\$19,474,352
Rehabilitation Costs	\$0
Construction Contingency	\$1,388,994
Relocation	\$0
Architectural/Engineering	\$1,194,955
Const. Interest, Perm. Financing	\$3,345,695
Legal Fees	\$115,000
Reserves	\$623,399
Other Costs	\$2,152,766
Developer Fee	\$2,800,000
Commercial Costs	\$0
Total	\$36,432,927

Residential

Construction Cost Per Square Foot:	\$469
Per Unit Cost:	\$650,588
True Cash Per Unit Cost*:	\$629,907

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
JPMorgan Chase	\$25,278,253	JPMorgan Chase	\$9,314,000
County of San Diego	\$2,224,314	County of San Diego	\$2,471,460
City of Oceanside	\$4,037,500	City of Oceanside	\$4,250,000
Waived Fee	\$158,128	Waived Fee	\$158,128
Deferred Costs	\$1,927,798	Deferred Developer Fee	\$1,000,000
Deferred Developer Fee	\$1,000,000	Tax Credit Equity	\$19,239,339
Tax Credit Equity	\$1,806,934	TOTAL	\$36,432,927

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$17,994,555
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$23,392,922
Applicable Rate:	9.00%
Total Maximum Annual Federal Credit:	\$2,105,363
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,800,000
Federal Tax Credit Factor:	\$0.91383

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:	Special Needs
Self-Score Final:	68.488%
CTCAC Final:	68.488%

Significant Information / Additional Conditions: None.

Resyndication and Resyndication Transfer Event: None.

Local Reviewing Agency

The Local Reviewing Agency, City of Oceanside, has completed a site review of this project and strongly supports this project.

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

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 1/3 mile of transit, service every 30 min, 25 units/acre density	7	7	7
Within 1/2 mile of public park or community center open to general public	3	3	0
Within 3/4 mile of public park or community center open to general public	2	0	2
Within 1 mile of a full-scale grocery/supermarket of at least 25,000 sf	4	4	4
Within 1/2 mile of a pharmacy	2	2	2
Service Amenities	10	10	10
SPECIAL NEEDS, SRO HOUSING TYPES			
Service Coordinator/Other Services Specialist, min. ratio 1 FTE to 360 bdrms	5	5	5
Adult ed/health & wellness/skill bldg classes, min. 84 hrs/yr instruction	5	5	5
Lowest Income	52	52	52
Basic Targeting	50	50	50
Deeper Targeting – at least 10% of Low Income Units @ 30% AMI or less	2	2	2
Readiness to Proceed	10	10	10
Miscellaneous Federal and State Policies	2	2	2
Smoke Free Residence	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.