

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

2025 First Round

June 18, 2025

Villa Verde, located at 84824 Calle Verde in Coachella, requested and is being recommended for a reservation of \$2,112,698 in annual federal tax credits and \$7,042,327 in total state tax credits to finance the new construction of 35 units of housing serving families with rents affordable to households earning 30%-50% of area median income (AMI). The project will be developed by Abode Communities and will be located in Senate District 18 and Assembly District 36.

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

Project Number CA-25-056

Project Name Villa Verde
Site Address: 84824 Calle Verde
Coachella, CA 92236
County: Riverside
Census Tract: 0457.08

| Tax Credit Amounts | Federal/Annual | State/Total * |
|---------------------------|-----------------------|----------------------|
| Requested: | \$2,112,698 | \$7,042,327 |
| Recommended: | \$2,112,698 | \$7,042,327 |

* The applicant made an election to sell (Certificate) all or any portion of the state credits.

Applicant Information

Applicant: Abode Communities
Contact: Lara Regus
Address: 1149 S Hill Street, Suite 700
Los Angeles, CA 90015
Phone: 213-225-2812
Email: lregus@abodecommunities.org

General Partner / Principal Owner: Villa Verde II GP, LLC
General Partner Type: Nonprofit
Parent Companies: Abode Communities
Developer: Abode Communities
Investor/Consultant: California Housing Partnership
Management Agent: Abode Commuties

Project Information

Construction Type: New Construction
Total # Residential Buildings: 7
Total # of Units: 36
No. & % of Tax Credit Units: 35 100%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: HUD Project-based Vouchers (9 Units - 26%)

Information

| | |
|------------------------|----------------------|
| Set-Aside: | N/A |
| Housing Type: | Large Family |
| Geographic Area: | Inland Empire Region |
| CTCAC Project Analyst: | Sabrina Yang |

55-Year Use / Affordability

| Aggregate Targeting | Number of Units | Percent of Required Affordable Units |
|----------------------------|------------------------|---|
| At or Below 30% AMI: | 4 | 10% |
| At or Below 40% AMI: | 10 | 25% |
| At or Below 50% AMI: | 21 | 40% |

Unit Mix

| | |
|----|-----------------|
| 16 | 2-Bedroom Units |
| 20 | 3-Bedroom Units |
| 36 | Total Units |

| Unit Type & Number | 2024 Rents Targeted % of Area Median Income | Proposed Rent (including utilities) |
|-------------------------------|--|--|
| 2 2 Bedrooms | 30% | \$691 |
| 2 3 Bedrooms | 30% | \$799 |
| 5 2 Bedrooms | 40% | \$922 |
| 5 3 Bedrooms | 40% | \$1,066 |
| 2 2 Bedrooms | 50% | \$1,152 |
| 6 2 Bedrooms | 50% | \$1,152 |
| 13 3 Bedrooms | 50% | \$1,332 |
| 1 2 Bedrooms | Manager's Unit | \$0 |

Project Cost Summary at Application

| | |
|----------------------------------|---------------------|
| Land and Acquisition | \$578,092 |
| Construction Costs | \$16,071,442 |
| Rehabilitation Costs | \$0 |
| Construction Contingency | \$2,091,338 |
| Relocation | \$0 |
| Architectural/Engineering | \$791,339 |
| Const. Interest, Perm. Financing | \$3,524,529 |
| Legal Fees | \$96,000 |
| Reserves | \$127,012 |
| Other Costs | \$1,916,444 |
| Developer Fee | \$1,640,000 |
| Commercial Costs | \$0 |
| Total | \$26,836,196 |

Residential

| | |
|------------------------------------|-----------|
| Construction Cost Per Square Foot: | \$389 |
| Per Unit Cost: | \$745,450 |
| True Cash Per Unit Cost*: | \$745,450 |

| Construction Financing | | Permanent Financing | |
|--------------------------|--------------|--------------------------|---------------------|
| Source | Amount | Source | Amount |
| Wells Fargo | \$20,181,696 | CCRC ² | \$2,032,000 |
| HACR ¹ : Land | \$438,158 | HACR ¹ : Land | \$438,158 |
| Deferred Costs | \$731,212 | Deferred Interest | \$22,748 |
| Deferred Interest | \$22,748 | General Partner Equity | \$100 |
| General Partner Equity | \$100 | Tax Credit Equity | \$24,343,190 |
| Tax Credit Equity | \$5,462,282 | TOTAL | \$26,836,196 |

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

¹Housing Authority of the County of Riverside

²California Community Reinvestment Corporation

Determination of Credit Amount(s)

| | |
|--|--------------|
| Requested Eligible Basis: | \$23,474,422 |
| 130% High Cost Adjustment: | No |
| Applicable Fraction: | 100.00% |
| Qualified Basis: | \$23,474,422 |
| Applicable Rate: | 9.00% |
| Total Maximum Annual Federal Credit: | \$2,112,698 |
| Total State Credit: | \$7,042,327 |
| Approved Developer Fee (in Project Cost & Eligible Basis): | \$1,640,000 |
| Federal Tax Credit Factor: | \$0.87160 |
| State Tax Credit Factor: | \$0.84189 |

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: | Large Family |
| Self-Score Final: | 87.253% |
| CTCAC Final: | 89.014% |

Significant Information / Additional Conditions

Staff noted a development cost of \$745,450 per unit. The applicant noted that the per unit cost is attributed to high costs associated with off-site improvements, high interests, and prevailing wages.

This 152 unit project was submitted as a hybrid application serving large families. The project is comprised of this 9% component (CA-25-056), consisting of 36 units, and a 4% component (CA-24-744), consisting of 116 units. All units in the project will have access to a community room, playscape area, and communal patio areas.

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 1/3 mile of transit station or public bus stop | 4 | 4 | 4 |
| Within 1/2 mile of public park or community center open to general public | 3 | 3 | 3 |
| Within 1 mile of public library | 2 | 2 | 2 |
| Within 1/4 mile of a public elementary school | 3 | 3 | 3 |
| Within 1 mile of medical clinic or hospital | 2 | 2 | 2 |
| Within 1 mile of a pharmacy | 1 | 1 | 1 |
| Service Amenities | 10 | 10 | 10 |
| LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES | | | |
| Service Coordinator, minimum ratio of 1 FTE to 600 bedrooms | 5 | 5 | 5 |
| After school program for school age children, minimum of 10 hours/week | 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.