

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

2025 Second Round

September 30, 2025

Turning Point Commons, located at 25 Via La Paz in Chico, requested and is being recommended for a reservation of \$2,500,000 in annual federal tax credits and \$8,333,333 in total state tax credits to finance the rehabilitation of 65 units of housing serving tenants with rents affordable to households earning 30%-80% of area median income (AMI). The project will be developed by Community Housing Improvement Program and is located in Senate District 1 and Assembly District 1.

The project is currently at-risk, but is being recommended for a reservation of tax credits that will preserve affordability for an additional 55 years. The project will be receiving rental assistance in the form of HUD Section 8 Project-based Contract.

Project Number	CA-25-087
Project Name	Turning Point Commons
Site Address:	25 Via La Paz
	Chico, CA 95928
County:	Butte
Census Tract:	9.04

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$2,500,000	\$8,333,333
Recommended:	\$2,500,000	\$8,333,333

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

Applicant Information

Applicant:	Community Housing Improvement Program, Inc.
Contact:	Vanessa Guerra
Address:	1001 Willows Street
	Chico, CA 95928
Phone:	530.891.6931
Email:	vguerra@chiphousing.org
General Partner / Principal Owner:	Community Housing Improvement Program, Inc.
General Partner Type:	Nonprofit
Parent Company:	Community Housing Improvement Program, Inc.
Developer:	Community Housing Improvement Program
Investor/Consultant:	California Housing Partnership
Management Agents:	Community Housing Improvement Program, Inc.

Project Information

Construction Type:	Rehabilitation-Only
Total # Residential Buildings:	17
Total # of Units:	66
No. & % of Tax Credit Units:	65 100%
Federal Set-Aside Elected:	40%/60% Average Income
Federal Subsidy:	HUD Section 8 Project-based Contract (24 Units - 36%) / CBDG

Information

Set-Aside:	At-Risk
Housing Type:	At-Risk
Geographic Area:	Northern Region
CTCAC Project Analyst:	Nick White

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percent of Required Affordable Units
At or Below 30% AMI:	19	25%
At or Below 50% AMI:	26	40%
At or Below 60% AMI:	12	15%
At or Below 80% AMI:	8	10%

Unit Mix

16	1-Bedroom Units
26	2-Bedroom Units
18	3-Bedroom Units
6	4-Bedroom Units
66	Total Units

Unit Type & Number	2025 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
1 1 Bedroom	30%	\$356
2 2 Bedrooms	30%	\$362
4 3 Bedrooms	30%	\$534
1 4 Bedrooms	30%	\$827
4 1 Bedroom	30%	\$356
6 2 Bedrooms	30%	\$362
1 3 Bedrooms	30%	\$534
3 1 Bedroom	50%	\$735
6 2 Bedrooms	50%	\$828
6 3 Bedrooms	50%	\$678
1 4 Bedrooms	50%	\$1,277
4 1 Bedroom	50%	\$735
1 2 Bedrooms	50%	\$828
2 3 Bedrooms	50%	\$678
3 4 Bedrooms	50%	\$1,277
2 1 Bedroom	60%	\$853
8 2 Bedrooms	60%	\$1,235
2 3 Bedrooms	60%	\$1,352
2 1 Bedroom	80%	\$792
3 2 Bedrooms	80%	\$1,316
2 3 Bedrooms	80%	\$1,542
1 4 Bedrooms	80%	\$1,008
1 3 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$6,750,000
Construction Costs	\$0
Rehabilitation Costs	\$21,300,000
Construction Contingency	\$2,382,786
Relocation	\$806,960
Architectural/Engineering	\$715,000
Const. Interest, Perm. Financing	\$2,341,865
Legal Fees	\$155,000
Reserves	\$199,157
Other Costs	\$874,700
Developer Fee	\$2,500,000
Commercial Costs	\$0
Total	\$38,025,468

Residential

Construction Cost Per Square Foot:	\$369
Per Unit Cost:	\$576,143
True Cash Per Unit Cost*:	\$510,844

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
Chase	\$25,393,179	Chase	\$1,353,000
Seller Carryback	\$4,309,755	Seller Carryback	\$4,309,755
CalHFA: Assumed Debt	\$2,440,245	CalHFA: Assumed Debt	\$2,440,245
City of Chico: HOME / AHF	\$1,000,000	City of Chico: HOME / AHF	\$1,000,000
Deferred Costs	\$2,000,357	City of Chico: CDBG	\$225,000
General Partner Equity	\$125,789	General Partner Equity	\$125,789
Tax Credit Equity	\$2,756,143	Tax Credit Equity	\$28,571,679
		TOTAL	\$38,025,468

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

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	\$27,777,777
130% High Cost Adjustment:	No
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$27,777,777
Applicable Rate:	9.00%
Total Maximum Annual Federal Credit:	\$2,500,000
Total State Credit:	\$8,333,333
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,500,000
Federal Tax Credit Factor:	\$0.86290
State Tax Credit Factor:	\$0.83992

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:	At-Risk
Self-Score Final:	22.731%
CTCAC Final:	22.731%

Significant Information / Additional Conditions: None.

Resyndication and Resyndication Transfer Event: None.

Local Reviewing Agency

The Local Reviewing Agency, City of Chico, 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 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 1/4 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 a full-scale grocery/supermarket of at least 25,000 sf	4	4	4
Within 1/4 mile of a public elementary school	3	3	3
Within 1/2 mile of a pharmacy	2	2	2
Highest or High Resource Area	8	8	0
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
Adult ed/health & wellness/skill bldg classes, min. 60 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
State Credit Substitution	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.