

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 10, 2025**

Centerville Plaza Apartments, located at 37358 Fremont Boulevard in Fremont on a 2.33 acre site, requested and is being recommended for a reservation of \$3,337,086 in annual federal tax credits and \$21,000,000 of tax-exempt bond cap to finance the new construction of 140 units of housing, consisting of 139 restricted rental units and 1 unrestricted manager's unit. The project will have 69 one-bedroom units, 36 two-bedroom units, and 35 three-bedroom units, serving families with rents affordable to households earning 30%-80% of area median income (AMI). The construction is expected to begin in April 2026 and be completed in December 2027. The project will be developed by USA Multi-Family Development, Inc. and will be located in Senate District 10 and Assembly District 24.

Project Number CA-25-677

Project Name Centerville Plaza Apartments
Site Address: 37358 Fremont Boulevard
Fremont, CA 94536
County: Alameda
Census Tract: 4417.02

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$3,337,086	\$0
Recommended:	\$3,337,086	\$0

Tax-Exempt Bond Allocation
Recommended: \$21,000,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Centerville Holding 731, L.P.
Contact: Darren Bobrowsky
Address: 3200 Douglas Boulevard, Suite 200
Roseville, CA 95661
Phone: 916-865-3981
Email: dbobrowsky@usapropfund.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: California Municipal Finance Authority
Bond Counsel: Anzel Galvan LLP
Private Placement Purchaser: Citibank, N.A.

Development Team
General Partners / Principal Owners: USA Fremont 731, Inc.
Riverside Charitable Corporation
General Partner Type: Joint Venture
Parent Companies: USA Properties Fund, Inc.
Riverside Charitable Corporation
Developer: USA Multi-Family Development, Inc.
Investor/Consultant: WNC & Associates
Management Agent: USA Multifamily Management, Inc.

Project Information

Construction Type:	New Construction
Total # Residential Buildings:	1
Total # of Units:	140
No. / % of Low Income Units:	139 100.00%
Average Targeted Affordability:	60.00%
Federal Set-Aside Elected:	40%/60% Average Income
Federal Subsidy:	Tax-Exempt

Information

Housing Type:	Large Family
Geographic Area:	Bay Area Region
State Ceiling Pool:	New Construction
CDLAC Project Analyst:	Sarah Lester
CTCAC Project Analyst:	Chris Saenz

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	14	10%
50% AMI:	28	20%
60% AMI:	35	25%
70% AMI*:	54	39%
80% AMI*:	8	6%

*CTCAC restricted only

Unit Mix

69	1-Bedroom Units
36	2-Bedroom Units
35	3-Bedroom Units
140	Total Units

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
2 1 Bedroom	30%	\$899
16 1 Bedroom	50%	\$1,498
10 1 Bedroom	60%	\$1,798
27 1 Bedroom	70%	\$2,098
13 1 Bedroom	70%	\$2,098
1 1 Bedroom	80%	\$2,398
5 2 Bedrooms	30%	\$1,079
4 2 Bedrooms	50%	\$1,798
8 2 Bedrooms	60%	\$2,158
1 2 Bedrooms	70%	\$2,518
1 2 Bedrooms	80%	\$2,597
4 2 Bedrooms	30%	\$1,079
2 2 Bedrooms	50%	\$1,798
2 2 Bedrooms	60%	\$2,158
7 2 Bedrooms	70%	\$2,518
1 2 Bedrooms	80%	\$2,878
3 3 Bedrooms	30%	\$1,246
6 3 Bedrooms	50%	\$2,077
15 3 Bedrooms	60%	\$2,493
6 3 Bedrooms	70%	\$2,908
5 3 Bedrooms	80%	\$3,312
1 2 Bedrooms	Manager's Unit	\$3,620

Project Cost Summary at Application

Land and Acquisition	\$15,751,924
Construction Costs	\$36,338,595
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$2,765,617
Soft Cost Contingency	\$838,439
Relocation	\$0
Architectural/Engineering	\$2,810,849
Const. Interest, Perm. Financing	\$8,141,538
Legal Fees	\$100,000
Reserves	\$751,104
Other Costs	\$7,747,665
Developer Fee	\$8,370,617
Commercial Costs	\$360,984
Total	\$83,977,332

Residential

Construction Cost Per Square Foot:	\$332
Per Unit Cost:	\$597,260
Estimated Hard Per Unit Cost:	\$221,174
True Cash Per Unit Cost*:	\$552,828
Bond Allocation Per Unit:	\$150,000
Bond Allocation Per Restricted Rental Unit:	\$272,727

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
Citibank: Tax-Exempt	\$21,000,000	Citibank: Tax-Exempt	\$21,000,000
Citibank: Taxable	\$27,270,000	Citibank: Taxable	\$10,020,000
City of Fremont	\$12,850,000	City of Fremont	\$12,850,000
Deferred Costs	\$9,219,021	Net Operating Income	\$2,157,773
Tax Credit Equity	\$6,340,463	Deferred Developer Fee	\$6,247,242
		Tax Credit Equity	\$31,702,317
		TOTAL	\$83,977,332

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$64,174,733
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$83,427,153
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$3,337,086
Approved Developer Fee (in Project Cost & Eligible Basis):	\$8,370,617
Federal Tax Credit Factor:	\$0.95000

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:

This Project's annual per unit operating expense total is below the CTCAC published per unit operating minimums of \$7,035. As allowed by CTCAC Regulation Section 10327(g)(1), CTCAC approves an annual per unit operating expense total of \$6,212 on agreement of the permanent lender and equity investor.

CDLAC Analyst Comments: None.

Resyndication and Resyndication Transfer Event: None.

Standard Conditions

The applicant shall issue bonds within time limits specified by CDLAC.

The applicant anticipates financing more than 25% 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	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	0
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	10
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	120

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: 204.706%