

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

USA University Avenue , located at University Avenue in Rocklin on a 12.72 acre site, requested and is being recommended for a reservation of \$7,429,654 in annual federal tax credits and \$36,990,000 of tax-exempt bond cap to finance the new construction of 324 units of housing, consisting of 321 restricted rental units and 3 unrestricted manager's units. The project will have 77 one-bedroom units, 166 two-bedroom units, and 81 three-bedroom units, serving families with rents affordable to households earning 30%-70% of area median income (AMI). The construction is expected to begin in May 2026 and be completed in January 2029. The project will be developed by USA Multi-Family Development, Inc. and will be located in Senate District 6 and

Project Number CA-25-679

Project Name USA University Avenue
Site Address: University Avenue
Rocklin, CA 95765
County: Placer
Census Tract: 0213.23

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$7,429,654	\$0
Recommended:	\$7,429,654	\$0

Tax-Exempt Bond Allocation
Recommended: \$36,990,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: WJU Holding 719, 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 Rocklin WJU 719, 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:	8
Total # of Units:	324
No. / % of Low Income Units:	321 100.00%
Average Targeted Affordability:	60.00%
Federal Set-Aside Elected:	40%/60% Average Income
Federal Subsidy:	Tax-Exempt / HUD Section 8 Project-based Vouchers (8 Units - 2%)

Information

Housing Type:	Large Family
Geographic Area:	Northern Region
State Ceiling Pool:	New Construction
CDLAC Project Analyst:	Anthony Wey
CTCAC Project Analyst:	Marilynn Thao

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	34	11%
50% AMI:	57	18%
60% AMI:	71	22%
70% AMI*:	159	50%

*CTCAC restricted only

Unit Mix

77	1-Bedroom Units
166	2-Bedroom Units
81	3-Bedroom Units
324	Total Units

Unit Type & Number	2025 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
5 1 Bedroom	30%	\$723
2 1 Bedroom	30%	\$723
16 1 Bedroom	50%	\$1,206
27 1 Bedroom	60%	\$1,447
27 1 Bedroom	70%	\$1,688
15 2 Bedrooms	30%	\$868
4 2 Bedrooms	30%	\$868
33 2 Bedrooms	50%	\$1,447
36 2 Bedrooms	60%	\$1,737
75 2 Bedrooms	70%	\$2,026
6 3 Bedrooms	30%	\$1,003
2 3 Bedrooms	30%	\$1,003
8 3 Bedrooms	50%	\$1,671
8 3 Bedrooms	60%	\$2,006
57 3 Bedrooms	70%	\$2,340
3 2 Bedrooms	Manager's Unit	\$2,500

Project Cost Summary at Application

Land and Acquisition	\$1,064,151
Construction Costs	\$85,721,573
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$6,266,556
Soft Cost Contingency	\$1,376,164
Relocation	\$0
Architectural/Engineering	\$3,323,540
Const. Interest, Perm. Financing	\$21,277,170
Legal Fees	\$100,000
Reserves	\$1,579,477
Other Costs	\$14,567,278
Developer Fee	\$18,636,255
Commercial Costs	\$0
Total	\$153,912,164

Residential

Construction Cost Per Square Foot:	\$302
Per Unit Cost:	\$475,038
Estimated Hard Per Unit Cost:	\$224,783
True Cash Per Unit Cost*:	\$428,423
Bond Allocation Per Unit:	\$114,167
Bond Allocation Per Restricted Rental Unit:	\$228,333

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
CCC ¹ : Tax-Exempt	\$36,990,000	CCC ¹ : Tax-Exempt	\$41,490,000
CCC ¹ : Recycled Tax-Exempt	\$4,500,000	Safehold, Inc.	\$23,560,000
CCC ¹ : Taxable	\$47,000,000	City of Rocklin	\$1,700,000
Safehold, Inc.	\$23,560,000	Net Operating Income	\$6,678,084
City of Rocklin	\$1,700,000	Deferred Developer Fee	\$15,103,125
Deferred Costs	\$20,440,432	Tax Credit Equity	\$65,380,955
Net Operating Income	\$526,040	TOTAL	\$153,912,164
Tax Credit Equity	\$13,076,191		

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

¹Citi Community Capital

Determination of Credit Amount(s)

Requested Eligible Basis:	\$142,877,957
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$185,741,344
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$7,429,654
Approved Developer Fee (in Project Cost & Eligible Basis):	\$18,636,255
Federal Tax Credit Factor:	\$0.88000

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

The applicant requested and has been granted a waiver to provide 3 on-site manager's units instead of 4 per TCAC's regulation 10325(f)(7)(J)(i). A senior management personnel will be located within 5 miles, at the corporate headquarters.

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: 195.510%