

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

Asteria Flats, located at Sunrise Boulevard and Chrysanthy Boulevard in Rancho Cordova on a 11.76 acre site, requested and is being recommended for a reservation of \$5,699,846 in annual federal tax credits and \$32,000,000 of tax-exempt bond cap to finance the new construction of 236 units of housing, consisting of 234 restricted rental units and 2 unrestricted manager's units. The project will have 60 one-bedroom units, 60 two-bedroom units, 58 three-bedroom units, and 58 four-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 March 2028. The project will be developed by Lincoln Avenue Capital LLC and will be located in Senate District 6 and Assembly District 7.

Project Number CA-25-694

Project Name Asteria Flats
Site Address: Sunrise Boulevard and Chrysanthy Boulevard
Rancho Cordova, CA 95742
County: Sacramento
Census Tract: 0087.07

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$5,699,846	\$0
Recommended:	\$5,699,846	\$0

Tax-Exempt Bond Allocation
Recommended: \$32,000,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Rancho Cordova Owner LP
Contact: Brandon Hodge
Address: 401 Wilshire Boulevard, 11th Floor
Santa Monica, CA 90401
Phone: 424-222-8253
Email: bhodge@lincolnavenue.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: California Municipal Finance Authority
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: Citibank, N.A.

Development Team
General Partners / Principal Owners: Pacific Housing, Inc.
Rancho Cordova AGP LLC
General Partner Type: Joint Venture
Parent Companies: Pacific Housing, Inc.
Lincoln Avenue Capital LLC
Developer: Lincoln Avenue Capital LLC
Investor/Consultant: National Equity Fund, Inc.
Management Agent: FPI Management, Inc.

Project Information

Construction Type:	New Construction
Total # Residential Buildings:	10
Total # of Units:	236
No. / % of Low Income Units:	234 100.00%
Average Targeted Affordability:	59.83%
Federal Set-Aside Elected:	40%/60% Average Income
Federal Subsidy:	Tax-Exempt

Information

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

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	29	12%
50% AMI:	29	12%
60% AMI:	64	27%
70% AMI*:	112	48%

*CTCAC restricted only

Unit Mix

60	1-Bedroom Units
60	2-Bedroom Units
58	3-Bedroom Units
58	4-Bedroom Units
<u>236</u>	<u>Total Units</u>

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
11 1 Bedroom	60%	\$1,447
20 1 Bedroom	50%	\$1,206
20 1 Bedroom	30%	\$723
9 1 Bedroom	70%	\$1,688
25 2 Bedrooms	60%	\$1,737
3 2 Bedrooms	50%	\$1,447
3 2 Bedrooms	30%	\$868
29 2 Bedrooms	70%	\$2,026
15 3 Bedrooms	60%	\$2,006
3 3 Bedrooms	50%	\$1,671
3 3 Bedrooms	30%	\$1,003
35 3 Bedrooms	70%	\$2,340
13 4 Bedrooms	60%	\$2,238
3 4 Bedrooms	50%	\$1,865
3 4 Bedrooms	30%	\$1,119
39 4 Bedrooms	70%	\$2,611
2 3 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$6,708,072
Construction Costs	\$67,238,109
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$3,212,809
Soft Cost Contingency	\$93,000
Relocation	\$0
Architectural/Engineering	\$1,488,550
Const. Interest, Perm. Financing	\$15,158,919
Legal Fees	\$770,000
Reserves	\$1,212,773
Other Costs	\$15,559,139
Developer Fee	\$14,298,704
Commercial Costs	\$0
Total	\$125,740,075

Residential

Construction Cost Per Square Foot:	\$256
Per Unit Cost:	\$532,797
Estimated Hard Per Unit Cost:	\$250,674
True Cash Per Unit Cost*:	\$493,916
Bond Allocation Per Unit:	\$135,593
Bond Allocation Per Restricted Rental Unit:	\$262,295

Construction Financing

Source	Amount
Citibank: Tax-Exempt	\$32,000,000
Jefferies: Recycled Tax-Exempt	\$8,000,000
Citibank: Taxable	\$60,126,019
Deferred Costs	\$9,289,187
Bond Investment Income	\$2,246,933
Deferred Developer Fee	\$9,175,968
General Partner Equity	\$100
Tax Credit Equity	\$4,901,868

Permanent Financing

Source	Amount
Citibank: Tax-Exempt	\$32,000,000
Jefferies: Recycled Tax-Exempt	\$8,000,000
Citibank: Taxable	\$18,490,000
Net Operating Income	\$4,028,526
Bond Investment Income	\$3,676,800
Deferred Developer Fee	\$9,175,968
General Partner Equity	\$100
Solar Tax Credit Equity	\$1,350,000
Tax Credit Equity	\$49,018,681
TOTAL	\$125,740,075

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$109,623,398
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$142,510,417
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$5,699,846
Approved Developer Fee (in Project Cost & Eligible Basis):	\$14,298,704
Federal Tax Credit Factor:	\$0.86000

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: None.

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: 212.906%