

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

Thornton & Post, located at 3900 Thornton Avenue in Fremont on a 1.04 acre site, requested and is being recommended for a reservation of \$4,578,407 in annual federal tax credits and \$27,145,799 of tax-exempt bond cap to finance the new construction of 116 units of housing, consisting of 115 restricted rental units and 1 unrestricted manager's unit. The project will have 28 studio units, 28 one-bedroom units, 29 two-bedroom units, and 31 three-bedroom units, serving families with rents affordable to households earning 20%-60% of area median income (AMI). The construction is expected to begin in May 2026 and be completed in January 2028. The project will be developed by Resources for Community Development and will be located in Senate District 20 and Assembly District 24.

The project will be receiving rental assistance in the form of HUD 811 Project Rental Assistance Contract (PRAC). The project financing includes state funding from the Affordable Housing and Sustainable Communities (AHSC) program of HCD and the Equitable Community Revitalization Grant (ECRG) from Department of Toxic Substance Control (DTSC).

Project Number CA-25-702

Project Name Thornton & Post
 Site Address: 3900 Thornton Avenue
 Fremont, CA 94536
 County: Alameda
 Census Tract: 1702.00

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$4,578,407	\$0
Recommended:	\$4,578,407	\$0

Tax-Exempt Bond Allocation
 Recommended: \$27,145,799

CTCAC Applicant Information
 CTCAC Applicant/CDLAC Sponsor: Resources for Community Development
 Contact: Jake Rosen
 Address: 2220 Oxford Street
 Berkeley, CA 94704
 Phone: (510) 841-4410
 Email: jrosen@rcdhousing.org

Bond Financing Information
 CDLAC Applicant/Bond Issuer: California Municipal Finance Authority
 Bond Counsel: Jones Hall, A Professional Law Corporation
 Private Placement Purchaser: Chase Bank

Development Team

General Partner / Principal Owner: RCD GP II LLC
 General Partner Type: Nonprofit
 Parent Company: Resources for Community Development
 Developer: Resources for Community Development
 Investor/Consultant: Communities Economics Inc.
 Management Agent: The John Stewart Company

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 116
 No. / % of Low Income Units: 115 100.00%
 Average Targeted Affordability: 44.43%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt / HUD 811 PRAC (10 Units - 9%) / HOME

Information

Housing Type: Large Family
 Geographic Area: Bay Area Region
 State Ceiling Pool: New Construction
 Set Aside: Extremely Low/Very Low Income Set Aside
 CDLAC Project Analyst: Daisy Andrade
 CTCAC Project Analyst: Nick White

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
20% AMI:	10	9%
30% AMI:	37	32%
50% AMI:	28	24%
60% AMI:	40	35%

Unit Mix

28	SRO/Studio Units
28	1-Bedroom Units
29	2-Bedroom Units
31	3-Bedroom Units
116	Total Units

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
10 1 Bedroom	20%	\$599
28 SRO/Studio	30%	\$839
2 1 Bedroom	30%	\$899
3 2 Bedrooms	30%	\$1,079
4 3 Bedrooms	30%	\$1,245
16 1 Bedroom	50%	\$1,498
4 2 Bedrooms	50%	\$1,798
8 3 Bedrooms	50%	\$2,076
21 2 Bedrooms	60%	\$2,157
19 3 Bedrooms	60%	\$2,491
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$7,555,974
Construction Costs	\$61,879,344
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$4,702,077
Soft Cost Contingency	\$493,197
Relocation	\$0
Architectural/Engineering	\$3,421,117
Const. Interest, Perm. Financing	\$7,662,937
Legal Fees	\$182,511
Reserves	\$957,521
Other Costs	\$7,430,041
Developer Fee	\$5,000,000
Commercial Costs	\$1,278,978
Total	\$100,563,697

Residential

Construction Cost Per Square Foot:	\$567
Per Unit Cost:	\$855,316
Estimated Hard Per Unit Cost:	\$483,471
True Cash Per Unit Cost*:	\$844,259
Bond Allocation Per Unit:	\$234,016
Bond Allocation Per Restricted Rental Unit:	\$236,050

Construction Financing

Source	Amount
Chase Bank: Tax-Exempt	\$27,145,799
Chase Bank: Taxable	\$42,053,195
HCD: AHSC - HRI ¹ Grant	\$3,711,802
DTSC: ECRG	\$450,000
Alameda County: HOME	\$642,761
City of Fremont	\$17,276,908
Tax Credit Equity	\$3,890,714

Permanent Financing

Source	Amount
Chase: Tax-Exempt	\$4,616,000
HCD: AHSC - HRI ¹ Grant	\$3,711,802
HCD: AHSC	\$30,291,593
DTSC: ECRG	\$450,000
Alameda County: HOME	\$642,761
City of Fremont	\$17,276,908
Deferred Developer Fee	\$1,300,000
General Partner Equity	\$1,500,000
Tax Credit Equity	\$40,774,633
TOTAL	\$100,563,697

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

¹ Housing- Related Infrastructure

Determination of Credit Amount(s)

Requested Eligible Basis:	\$88,046,296
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$114,460,185
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$4,578,407
Approved Developer Fee in Project Cost:	\$5,000,000
Approved Developer Fee in Eligible Basis:	\$4,931,968
Federal Tax Credit Factor:	\$0.89059

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	20
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: 192.049%