

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

Orbisonia Village, located at 530 South Broadway Avenue in Bay Point on a 3.31 acre site, requested and is being recommended for a reservation of \$5,247,115 in annual federal tax credits and \$36,000,000 of tax-exempt bond cap to finance the new construction of 169 units of housing, consisting of 167 restricted rental units and 2 unrestricted manager's units. The project will have 24 studio units, 51 one-bedroom units, 43 two-bedroom units, and 51 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 May 2028. The project will be developed by Pacific West Communities, Inc. and will be located in Senate District 9 and Assembly District 15.

The project financing includes state funding from the Permanent Local Housing Allocation (PLHA) program of HCD.

Project Number CA-25-737

Project Name Orbisonia Village
Site Address: 530 South Broadway Avenue
Bay Point, CA 94565
County: Contra Costa
Census Tract: 3132.03

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$5,247,115	\$0
Recommended:	\$5,247,115	\$0

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

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Bay Point Pacific Associates, LP
Contact: Caleb Roope
Address: 430 East State Street, Suite 100
Eagle, ID 83616
Phone: 208.461.0022
Email: calebr@tpchousing.com

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

Development Team

General Partners / Principal Owners:	Central Valley Coalition for Affordable Housing TPC Holdings IX, LLC W R Spann, LLC
General Partner Type:	Joint Venture
Parent Companies:	Central Valley Coalition for Affordable Housing The Pacific Companies W R Spann, LLC
Developer:	Pacific West Communities, Inc.
Investor/Consultant:	Boston Financial
Management Agent:	ConAm Management Corporation

Project Information

Construction Type:	New Construction
Total # Residential Buildings:	1
Total # of Units:	169
No. / % of Low Income Units:	167 100.00%
Average Targeted Affordability:	59.94%
Federal Set-Aside Elected:	40%/60% Average Income
Federal Subsidy:	Tax-Exempt

Information

Housing Type:	Large Family
Geographic Area:	Bay Area Region
CDLAC Project Analyst:	Charity Guimont
CTCAC Project Analyst:	Sopida Steinwert

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	36	22%
50% AMI:	8	5%
60% AMI:	8	5%
70% AMI*:	115	69%

*CTCAC restricted only

Unit Mix

24	SRO/Studio Units
51	1-Bedroom Units
43	2-Bedroom Units
51	3-Bedroom Units
169	Total Units

Unit Type & Number	2025 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
21 SRO/Studio	30%	\$839
1 SRO/Studio	50%	\$1,398
1 SRO/Studio	60%	\$1,586
1 SRO/Studio	70%	\$1,586
11 1 Bedroom	30%	\$899
3 1 Bedroom	50%	\$1,498
3 1 Bedroom	60%	\$1,798
34 1 Bedroom	70%	\$2,098
2 2 Bedrooms	30%	\$1,079
2 2 Bedrooms	50%	\$1,798
2 2 Bedrooms	60%	\$2,158
37 2 Bedrooms	70%	\$2,518
2 3 Bedrooms	30%	\$1,246
2 3 Bedrooms	50%	\$2,077
2 3 Bedrooms	60%	\$2,493
43 3 Bedrooms	70%	\$2,908
2 3 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$8,159,271
Construction Costs	\$83,124,616
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$4,300,000
Soft Cost Contingency	\$800,000
Relocation	\$0
Architectural/Engineering	\$1,585,000
Const. Interest, Perm. Financing	\$14,460,750
Legal Fees	\$210,000
Reserves	\$1,362,136
Other Costs	\$6,788,604
Developer Fee	\$17,110,159
Commercial Costs	\$0
Total	\$137,900,536

Residential

Construction Cost Per Square Foot:	\$445
Per Unit Cost:	\$815,980
Estimated Hard Per Unit Cost:	\$423,183
True Cash Per Unit Cost*:	\$716,511
Bond Allocation Per Unit:	\$213,018
Bond Allocation Per Restricted Rental Unit:	\$692,308

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
Citibank, N.A.: Tax-Exempt	\$36,000,000	Citibank, N.A.: Tax-Exempt	\$33,750,000
Citibank, N.A.: Taxable	\$26,337,330	Bonneville: Recycled T.E. ¹	\$39,000,000
Bonneville: Recycled T.E. ¹	\$39,000,000	CCCounty ² : Seller Carryback	\$4,700,000
CCCounty ² : Seller Carryback	\$4,700,000	CCCounty ² : Measure X	\$2,496,750
CCCounty ² : Measure X	\$2,247,075	CCCounty ² : PLHA	\$1,767,453
CCCounty ² : PLHA	\$1,590,707	CCCounty ² : In-Lieu Loan	\$1,054,134
CCCounty ² : In-Lieu Loan	\$948,721	Deferred Developer Fee	\$12,110,159
Deferred Costs	\$1,362,136	Tax Credit Equity	\$43,022,040
Deferred Developer Fee	\$17,110,159	TOTAL	\$137,900,536
Tax Credit Equity	\$8,604,408		

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

¹Tax-Exempt

²Contra Costa County

Determination of Credit Amount(s)

Requested Eligible Basis:	\$131,177,886
130% High Cost Adjustment:	No
Applicable Fraction:	100.00%
Qualified Basis:	\$131,177,886
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$5,247,115
Approved Developer Fee (in Project Cost & Eligible Basis):	\$17,110,159
Federal Tax Credit Factor:	\$0.81992

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 \$6,047 on agreement of the permanent lender and equity investor.

The current legal description is part of a larger site and the project site's parcel (legal description and APN) have not yet been finalized. The legal description and APN for CA-25-737 must be completed as part of the Readiness to Proceed 180/194-Day package.

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	9
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	119

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: 153.840%