

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

Joyfield at Lakeview Center, located at a multi-parcel site between 4004 and 4028 Lone Tree Way in Antioch on a 7.56 acre site, requested and is being recommended for a reservation of \$5,200,808 in annual federal tax credits and \$30,907,663 of tax-exempt bond cap to finance the new construction of 233 units of housing, consisting of 231 restricted rental units and 2 unrestricted manager's units. The project will have 109 one-bedroom units, 58 two-bedroom units, and 66 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 June 2028. The project will be developed by Standard Development Partners LLC and will be located in Senate District 9 and Assembly District 15.

Project Number CA-25-746

Project Name Joyfield at Lakeview Center
Site Address: multi-parcel site between 4004 and 4028 Lone Tree Way
Antioch, CA 94531
County: Contra Costa
Census Tract: 3551.07

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$5,200,808	\$0
Recommended:	\$5,200,808	\$0

Tax-Exempt Bond Allocation
Recommended: \$30,907,663

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Standard Lone Tree Venture LP
Contact: Feras Qumseya
Address: 1015 18th Street Northwest #601
Washington, DC 20036
Phone: 703-405-8858
Email: FQumseya@Standard-Communities.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: California Municipal Finance Authority
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: California Bank & Trust

Development Team
General Partners / Principal Owners: HOM Lone Tree LLC
Standard Lone Tree Manager LLC
General Partner Type: Joint Venture
Parent Companies: Housing on Merit
Standard Development Partners LLC
Developer: Standard Development Partners LLC
Investor/Consultant: Hudson Housing Capital
Management Agent: Apartment Management Company

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 7
 Total # of Units: 233
 No. / % of Low Income Units: 231 100.00%
 Average Targeted Affordability: 58.61%
 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: Danielle Stevenson
 CTCAC Project Analyst: Jacob Couch

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	29	13%
50% AMI:	24	10%
60% AMI:	99	43%
70% AMI*:	79	34%

*CTCAC restricted only

Unit Mix

109	1-Bedroom Units
58	2-Bedroom Units
66	3-Bedroom Units
233	Total Units

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
16 1 Bedroom	30%	\$899
6 2 Bedrooms	30%	\$1,079
7 3 Bedrooms	30%	\$1,246
11 1 Bedroom	50%	\$1,498
6 2 Bedrooms	50%	\$1,798
7 3 Bedrooms	50%	\$2,077
47 1 Bedroom	60%	\$1,798
24 2 Bedrooms	60%	\$2,158
28 3 Bedrooms	60%	\$2,493
33 1 Bedroom	70%	\$2,098
22 2 Bedrooms	70%	\$2,518
24 3 Bedrooms	70%	\$2,908
2 1 Bedroom	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$3,124,783
Construction Costs	\$58,997,649
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$2,949,882
Soft Cost Contingency	\$697,553
Relocation	\$0
Architectural/Engineering	\$2,555,470
Const. Interest, Perm. Financing	\$14,795,472
Legal Fees	\$428,431
Reserves	\$1,249,201
Other Costs	\$9,121,362
Developer Fee	\$13,046,810
Commercial Costs	\$0
Total	\$106,966,613

Residential

Construction Cost Per Square Foot:	\$333
Per Unit Cost:	\$459,084
Estimated Hard Per Unit Cost:	\$231,547
True Cash Per Unit Cost*:	\$416,806
Bond Allocation Per Unit:	\$132,651
Bond Allocation Per Restricted Rental Unit:	\$203,340

Construction Financing

Source	Amount
CB&T: Tax-Exempt ¹	\$30,907,663
CB&T: Recycled Tax-Exempt ¹	\$8,600,000
CB&T: Taxable ¹	\$42,565,032
Accrued Interest	\$2,861,859
Deferred Developer Fee	\$11,928,250
Tax Credit Equity	\$17,890,780

Permanent Financing

Source	Amount
CB&T: Taxable ¹	\$49,526,878
Accrued Interest	\$2,861,859
Deferred Developer Fee	\$9,850,926
Tax Credit Equity	\$44,726,950
TOTAL	\$106,966,613

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

¹California Bank and Trust

Determination of Credit Amount(s)

Requested Eligible Basis:	\$100,025,544
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$130,033,207
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$5,200,808
Approved Developer Fee (in Project Cost & Eligible Basis):	\$13,046,810
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

This Project's annual per unit operating expense total is below the CTCAC published per unit operating minimums of \$6,825. As allowed by CTCAC Regulation Section 10327(g)(1), CTCAC approves an annual per unit operating expense total of \$6,040 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	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: 241.873%