

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

Lockwood III, located at 2151 Lockwood Street in Oxnard on a 5.17 acre site, requested and is being recommended for a reservation of \$4,922,346 in annual federal tax credits and \$26,114,019 of tax-exempt bond cap to finance the new construction of 234 units of housing, consisting of 232 restricted rental units and 2 unrestricted manager's units. The project will have 91 one-bedroom units, 81 two-bedroom units, and 62 three-bedroom units, serving tenants 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 Waterford Development LLC and will be located in Senate District 21 and Assembly District 38.

**Project Number** CA-25-771

**Project Name** Lockwood III  
 Site Address: 2151 Lockwood Street  
 Oxnard, CA 93036  
 County: Ventura  
 Census Tract: 49.02

<b>Tax Credit Amounts</b>	<b>Federal/Annual</b>	<b>State/Total</b>
Requested:	\$4,922,346	\$0
Recommended:	\$4,922,346	\$0

**Tax-Exempt Bond Allocation**  
 Recommended: \$26,114,019

**CTCAC Applicant Information**  
 CTCAC Applicant/CDLAC Sponsor: Lockwood 3 Oxnard LP  
 Contact: Kim Borja  
 Address: 12121 Wilshire Boulevard, Suite 801  
 Los Angeles, CA 90025  
 Phone: 253-228-7889  
 Email: kim@cypressequity.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: Lockwood 3 Oxnard Investor LLC  
 Pacific Housing, Inc.  
 General Partner Type: Joint Venture  
 Parent Companies: Cypress Equity Investments & Waterford Development LLC  
 Pacific Housing, Inc.  
 Developer: Waterford Development LLC  
 Investor/Consultant: R4 Capital  
 Management Agent: ConAm Management Corporation

**Project Information**

Construction Type: New Construction  
 Total # Residential Buildings: 1  
 Total # of Units: 234  
 No. / % of Low Income Units: 232 100.00%  
 Average Targeted Affordability: 57.89%  
 Federal Set-Aside Elected: 40%/60% Average Income  
 Federal Subsidy: Tax-Exempt

**Information**

Housing Type: Non-Targeted  
 Geographic Area: Coastal Region  
 State Ceiling Pool: New Construction  
 CDLAC Project Analyst: Brandon Medina  
 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:	36	16%
50% AMI:	24	10%
60% AMI:	89	38%
70% AMI*:	83	36%

\*CTCAC restricted only

**Unit Mix**

91	1-Bedroom Units
81	2-Bedroom Units
62	3-Bedroom Units
234	Total Units

<u>Unit Type &amp; Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
15 1 Bedroom	30%	\$842
10 1 Bedroom	50%	\$1,403
34 1 Bedroom	60%	\$1,684
32 1 Bedroom	70%	\$1,965
12 2 Bedrooms	30%	\$1,011
8 2 Bedrooms	50%	\$1,685
30 2 Bedrooms	60%	\$2,022
29 2 Bedrooms	70%	\$2,359
9 3 Bedrooms	30%	\$1,167
6 3 Bedrooms	50%	\$1,946
25 3 Bedrooms	60%	\$2,335
22 3 Bedrooms	70%	\$2,724
2 2 Bedrooms	Manager's Unit	\$0

**Project Cost Summary at Application**

Land and Acquisition	\$140,001
Construction Costs	\$61,493,831
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$2,961,953
Soft Cost Contingency	\$446,027
Relocation	\$0
Architectural/Engineering	\$2,643,456
Const. Interest, Perm. Financing	\$7,745,697
Legal Fees	\$175,000
Reserves	\$1,378,553
Other Costs	\$13,146,224
Developer Fee	\$12,367,835
Commercial Costs	\$0
<b>Total</b>	<b>\$102,498,577</b>

**Residential**

Construction Cost Per Square Foot:	\$250
Per Unit Cost:	\$438,028
Estimated Hard Per Unit Cost:	\$224,627
True Cash Per Unit Cost*:	\$396,926
Bond Allocation Per Unit:	\$111,598
Bond Allocation Per Restricted Rental Unit:	\$175,262

**Construction Financing**

Source	Amount
Citibank: Tax-Exempt	\$26,114,019
Citibank: Recycled Tax-Exempt	\$10,249,857
Citibank: Taxable	\$18,612,561
Safehold, Inc.	\$13,686,892
Deferred Costs	\$13,633,788
General Partner Equity	\$4,030,569
Tax Credit Equity	\$16,170,891

**Permanent Financing**

Source	Amount
Citibank: Tax-Exempt	\$32,095,000
Safehold, Inc.	\$13,686,892
Net Operating Income	\$2,641,043
Deferred Developer Fee	\$9,617,835
General Partner Equity	\$4,030,579
Tax Credit Equity	\$40,427,228
<b>TOTAL</b>	<b>\$102,498,577</b>

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

**Determination of Credit Amount(s)**

Requested Eligible Basis:	\$94,820,069
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$123,266,090
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$4,922,346
Approved Developer Fee (in Project Cost & Eligible Basis):	\$12,367,835
Federal Tax Credit Factor:	\$0.82130

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).

<b>Point Criteria</b>	<b>New Const. Max. Points</b>	<b>Rehabilitation Max. Points</b>	<b>Points Scored</b>
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
<b>Total Points</b>	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:** 236.671%