

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

Marinwood Plaza, located at 121, 155, 175, and 197 Marinwood Avenue in San Rafael on a 3.67 acre site, requested and is being recommended for a reservation of \$3,025,520 in annual federal tax credits and \$18,141,000 of tax-exempt bond cap to finance the new construction of 125 units of housing, consisting of 124 restricted rental units and 1 unrestricted manager's unit. The project will have 45 one-bedroom units, 48 two-bedroom units, and 32 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 January 2028. The project will be developed by Impact Residential Development LLC and will be located in Senate District 2 and Assembly District 12.

The project financing includes state funding from the Mixed-Income Program (MIP) through CalHFA.

**Project Number** CA-25-782

**Project Name** Marinwood Plaza  
Site Address: 121, 155, 175, and 197 Marinwood Avenue  
San Rafael, CA 94903  
County: Marin  
Census Tract: 1070.00

<b>Tax Credit Amounts</b>	<b>Federal/Annual</b>	<b>State/Total</b>
Requested:	\$3,025,520	\$0
Recommended:	\$3,025,520	\$0

**Tax-Exempt Bond Allocation**  
Recommended: \$18,141,000

**CTCAC Applicant Information**  
CTCAC Applicant/CDLAC Sponsor: Marinwood Propco, L.P.  
Contact: Jessica Mullins  
Address: 2340 Collins Avenue  
Miami, FL 33139  
Phone: 713-344-7055  
Email: [jmullins@impactresidential.com](mailto:jmullins@impactresidential.com)

**Bond Financing Information**  
CDLAC Applicant/Bond Issuer: CalHFA  
Bond Counsel: Orrick, Herrington & Sutcliffe LLP  
Private Placement Purchaser: Citibank, N.A.

**Development Team**  
General Partners / Principal Owners: Marinwood GP, L.L.C.  
PACH San Jose Holding LLC  
General Partner Type: Joint Venture  
Parent Companies: Impact Residential Development, LLC  
Pacific Housing, Inc.  
Developer: Impact Residential Development LLC  
Investor/Consultant: RBC  
Management Agent: Aperto Property Management, Inc.

**Project Information**

Construction Type: New Construction  
 Total # Residential Buildings: 4  
 Total # of Units: 125  
 No. / % of Low Income Units: 124 100.00%  
 Average Targeted Affordability: 57.58%  
 Federal Set-Aside Elected: 40%/60% Average Income  
 Federal Subsidy: Tax-Exempt

**Information**

Housing Type: Large Family  
 Geographic Area: Bay Area Region  
 Set Aside: Mixed Income Set Aside  
 CDLAC Project Analyst: Sarah Lester  
 CTCAC Project Analyst: Jacob Paixao

**55-Year Use / Affordability**

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	14	11%
50% AMI:	49	40%
70% AMI*:	61	49%

\*CTCAC restricted only

**Unit Mix**

45	1-Bedroom Units
48	2-Bedroom Units
32	3-Bedroom Units
125	Total Units

<u>Unit Type &amp; Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
5 1 Bedroom	30%	\$1,088
6 2 Bedrooms	30%	\$1,305
3 3 Bedrooms	30%	\$1,508
19 1 Bedroom	50%	\$1,813
19 2 Bedrooms	50%	\$2,176
11 3 Bedrooms	50%	\$2,514
21 1 Bedroom	70%	\$2,539
22 2 Bedrooms	70%	\$3,046
18 3 Bedrooms	70%	\$3,520
1 2 Bedrooms	Manager's Unit	\$2,975

**Project Cost Summary at Application**

Land and Acquisition	\$8,850,000
Construction Costs	\$38,007,036
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$1,861,570
Soft Cost Contingency	\$600,000
Relocation	\$0
Architectural/Engineering	\$2,090,237
Const. Interest, Perm. Financing	\$6,682,485
Legal Fees	\$0
Reserves	\$1,133,881
Other Costs	\$4,345,171
Developer Fee	\$7,589,096
Commercial Costs	\$150,000
<b>Total</b>	<b>\$71,309,476</b>

**Residential**

Construction Cost Per Square Foot:	\$323
Per Unit Cost:	\$569,276
Estimated Hard Per Unit Cost:	\$261,708
True Cash Per Unit Cost*:	\$534,177
Bond Allocation Per Unit:	\$145,128
Bond Allocation Per Restricted Rental Unit:	\$287,952

**Construction Financing**

Source	Amount
Citibank: Tax-Exempt	\$18,141,000
Citibank: Taxable	\$31,987,158
County of Marin: HTF <sup>1</sup>	\$7,500,000
Deferred Costs	\$2,008,179
Deferred Developer Fee	\$7,589,096
Tax Credit Equity	\$4,084,043

**Permanent Financing**

Source	Amount
CalHFA: Tax Exempt	\$18,141,000
CalHFA: Taxable	\$9,158,000
CalHFA: MIP	\$4,000,000
County of Marin: HTF <sup>1</sup>	\$7,500,000
Net Operating Income	\$886,972
Deferred Developer Fee	\$4,396,549
Tax Credit Equity	\$27,226,955
<b>TOTAL</b>	<b>\$71,309,476</b>

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

<sup>1</sup>Housing Trust Fund

**Determination of Credit Amount(s)**

Requested Eligible Basis:	\$58,183,073
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$75,637,995
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$3,025,520
Approved Developer Fee (in Project Cost & Eligible Basis):	\$7,589,096
Federal Tax Credit Factor:	\$0.89991

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	10
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	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:** 231.759%