

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

2026 First Round

June 22, 2026

Morris Village, located at McHenry Avenue and East Morris Avenue in Modesto, requested and is being recommended for a reservation of \$1,811,915 in annual federal tax credits to finance the new construction of 44 units of housing serving special needs tenants with rents affordable to households earning 30%-80% of area median income (AMI). The project will be developed by Self-Help Enterprises and will be located in Senate District 4 and Assembly District 22.

Project Number CA-26-054

Project Name Morris Village
Site Address: McHenry Avenue and East Morris Avenue
Modesto, CA 95354
County: Stanislaus
Census Tract: 0012.00

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,811,915	\$0
Recommended:	\$1,811,915	\$0

Applicant Information

Applicant: Self-Help Enterprises
Contact: Betsy McGovern-Garcia
Address: 8445 West Elowin Court
Visalia, CA 93291
Phone: 559-802-1653
Email: betsyg@selfhelpenterprises.org

General Partners / Principal Owners: SHE Morris Village LLC
Stanislaus Equity Partners
General Partner Type: Nonprofit
Parent Companies: Self-Help Enterprises
Stanislaus Equity Partners
Developer: Self-Help Enterprises
Investor/Consultant: California Housing Partnership
Management Agent: AWI Management Corporation

Project Information

Construction Type: New Construction
Total # Residential Buildings: 2
Total # of Units: 45
No. & % of Tax Credit Units: 44 100%
Federal Set-Aside Elected: 40%/60% Average Income
Federal Subsidy: None.

Information

Set-Aside: Special Needs
Housing Type: Special Needs
At least 20% 1-bedroom units and 10% larger than 1-bedroom units
Type of Special Needs: At-Risk of Homelessness
Average Targeted Affordability of Special Needs Project Units: 30.00%
% of Special Need Units: 22 units 50.00%
Geographic Area: Central Valley Region

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percent of Required Affordable Units
At or Below 30% AMI:	22	50%
At or Below 70% AMI:	7	15%
At or Below 80% AMI:	7	15%

Unit Mix

39	1-Bedroom Units
6	2-Bedroom Units
45	Total Units

Unit Type & Number	2025 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
20 1 Bedroom	30%	\$554
2 2 Bedrooms	30%	\$665
8 1 Bedroom	50%	\$923
6 1 Bedroom	70%	\$1,292
1 2 Bedrooms	70%	\$1,551
5 1 Bedroom	80%	\$1,477
2 2 Bedrooms	80%	\$1,600
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$667,000
Construction Costs	\$13,075,344
Rehabilitation Costs	\$0
Construction Contingency	\$1,628,640
Relocation	\$0
Architectural/Engineering	\$1,580,000
Const. Interest, Perm. Financing	\$2,294,810
Legal Fees	\$185,000
Reserves	\$292,548
Other Costs	\$1,257,027
Developer Fee	\$2,764,084
Commercial Costs	\$0
Total	\$23,744,453

Residential

Construction Cost Per Square Foot:	\$304
Per Unit Cost:	\$527,655
True Cash Per Unit Cost*	\$515,432

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
US Bank	\$19,118,226	Health Net: Grant	\$4,000,000
City of Modesto	\$551,250	City of Modesto	\$4,500,000
Deferred Costs	\$2,263,207	Deferred Impact Fee	\$551,250
Tax Credit Equity	\$1,261,770	Donated Land	\$550,000
		Tax Credit Equity	\$14,143,203
		TOTAL	\$23,744,453

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$15,486,457
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$20,132,394
Applicable Rate:	9.00%
Total Maximum Annual Federal Credit:	\$1,811,915
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,764,084

The "as if vacant" land value and the existing improvement value established at application, 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, unless a waiver has been granted for a purchase price not to exceed the sum of third party debt that will be assumed or paid off. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

Tie-Breaker Information

First:	Special Needs
Self-Score Final:	58.011%
CTCAC Final:	57.825%

Significant Information / Additional Conditions

The project will restrict 22 Low-Income Units (50% of the Low-Income Units) to serve Special Needs Population(s), as defined in CTCAC Regulation Section 10302(kkk).

Resyndication and Resyndication Transfer Event: None.

Local Reviewing Agency

The Local Reviewing Agency has not yet completed a site review of this project. Any negative comments in the LRA report will cause this staff report to be revised to reflect such comments.

Standard Conditions

The applicant must submit all documentation required for a Carryover Allocation and any Readiness to Proceed Requirements elected. Failure to provide the documentation at the time required may result in rescission of the Credit reservation and cancellation of a carryover allocation.

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 performance deposit and allocation 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.

The applicant must ensure the project meets all Additional Threshold Requirements of the proposed project. If points were awarded for service amenities, the applicant will be required to provide such amenity or amenities identified in the application, for a minimum period of fifteen years and at no cost to the tenants. Applicants that received increases (exceptions to limits) in the threshold basis limit under Section 10327(c)(5) must submit the certification required by Section 10322(i) at project completion.

Points System	Max. Possible Points	Requested Points	Points Awarded
Owner / Management Characteristics	10	10	10
General Partner Experience	7	7	7
Management Experience	3	3	3
Housing Needs	10	10	10
Site Amenities	15	15	15
Within ¼ mile of transit, service every 30 minutes in rush hours	6	6	6
Within ½ mile of public park or community center open to general public	3	3	3
Within ½ mile of public library	3	3	3
Within 1 mile of an adult education campus or community college	3	3	3
Within 1 mile of medical clinic or hospital	2	2	2
Within 1 mile of a pharmacy	1	1	1
Service Amenities	10	10	10
LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES			
Service Coordinator, minimum ratio of 1 FTE to 600 bedrooms	5	5	5
Adult ed/health & wellness/skill bldg classes, min. 60 hrs/yr instruction	5	5	5
SPECIAL NEEDS, SRO HOUSING TYPES			
Service Coordinator/Other Services Specialist, min. ratio 1 FTE to 360 bdrms	5	5	5
Health/behavioral services provided by licensed org. or individual	5	5	5
Lowest Income	52	52	52
Basic Targeting	50	50	50
Deeper Targeting – at least 10% of Low Income Units @ 30% AMI or less	2	2	2
Readiness to Proceed	10	10	10
Miscellaneous Federal and State Policies	2	2	2
State Credit Substitution	2	2	2
Total Points	109	109	109

Please Note: If more than the maximum Site Amenity points were requested, not all amenities may have been scored and/or verified.

DO NOT RELY ON SCORING IN THIS COMPETITIVE CYCLE FOR FUTURE APPLICATIONS. ALL RE-APPLICATIONS ARE REVIEWED WITHOUT RELIANCE ON PAST SCORING.