CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
September 1, 2026

Ontario Affordable Housing Phase II, located at 905 and 935 Holt Boulevard in Ontario on a 5.73 acre site, requested and is being recommended for a reservation of $4,743,569 in annual federal tax credits and $26,547,068 of tax-exempt bond cap to finance the new construction of 144 units of housing, consisting of 143 restricted rental units and 1 unrestricted manager's unit. The project will have 16 one-bedroom units, 68 two-bedroom units, and 60 three-bedroom units, serving families with rents affordable to households earning 30%-60% of area median income (AMI). The construction is expected to begin in February 2027 and be completed in December 2028. The project will be developed by National Community Renaissance of California and will be located in Senate District 22 and Assembly District 53.

The project financing includes state funding from the Affordable Housing and Sustainable Communities (AHSC) program of HCD.

Project Number CA-26-540

Project Name Ontario Affordable Housing Phase II

Site Address:	905 and 935 Holt Boulevard Ontario, CA 91761
County:	San Bernardino
Census Tract:	15.03

Tax Credit Amounts

	Federal/Annual	State/Total
Requested:	$4,743,569	$0
Recommended:	$4,743,569	$0

Tax-Exempt Bond Allocation

Recommended:	$26,547,068

CTCAC Applicant Information

CTCAC Applicant/CDLAC Sponsor:	NCRC Ontario 2 LP
Contact:	Lesley Hampton
Address:	9692 Haven Avenue, Suite 100 Rancho Cucamonga, CA 91730
Phone:	909-204-3444
Email:	lhampton@nationalcore.org

Bond Financing Information

CDLAC Applicant/Bond Issuer:	California Municipal Finance Authority
Bond Counsel:	Orrick, Harrington & Sutcliffe LLP
Private Placement Purchaser:	JP Morgan Chase Bank, N. A.

Development Team

General Partner / Principal Owner:	NCRC Ontario 2 MGP LLC
General Partner Type:	Nonprofit
Parent Company:	NCRC Ontario 2 MGP LLC
Developer:	National Community Renaissance of California
Investor/Consultant:	Hudson Housing Capital
Management Agent:	National Community Renaissance of California

Project Information

Construction Type:	New Construction	
Total # Residential Buildings:	2	
Total # of Units:	144	
No. / % of Low Income Units:	143	100.00%
Average Targeted Affordability:	49.02%	
Federal Set-Aside Elected:	40%/60% Average Income	
Federal Subsidy:	Tax-Exempt	

Information

Housing Type:	Large Family
Geographic Area:	Inland Region
State Ceiling Pool:	New Construction
Set Aside:	Extremely Low/Very Low Income Set Aside
Project Analyst:	Brandon Medina

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	36	25%
50% AMI:	49	34%
60% AMI:	58	41%

Unit Mix

16	1-Bedroom Units
68	2-Bedroom Units
60	3-Bedroom Units
144	Total Units

Unit Type & Number		2025 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
10	1 Bedroom	30%	$629
4	1 Bedroom	50%	$1,049
2	1 Bedroom	60%	$1,259
20	2 Bedrooms	30%	$755
20	2 Bedrooms	50%	$1,258
28	2 Bedrooms	60%	$1,510
6	3 Bedrooms	30%	$873
25	3 Bedrooms	50%	$1,455
28	3 Bedrooms	60%	$1,746
1	3 Bedrooms	Manager’s Unit	$0

Project Cost Summary at Application	
Land and Acquisition	$8,509,626
Construction Costs	$64,175,606
Rehabilitation Costs	$0
Construction Hard Cost Contingency	$3,269,012
Soft Cost Contingency	$574,341
Relocation	$0
Architectural/Engineering	$2,215,000
Const. Interest, Perm. Financing	$6,820,395
Legal Fees	$295,000
Reserves	$502,256
Other Costs	$3,365,675
Developer Fee	$11,898,581
Commercial Costs	$0
Total	**$101,625,492**

Residential	
Construction Cost Per Square Foot:	$317
Per Unit Cost:	$705,733
Estimated Hard Per Unit Cost:	$382,192
True Cash Per Unit Cost*:	$648,069
Bond Allocation Per Unit:	$184,355
Bond Allocation Per Restricted Rental Unit:	$185,644

Construction Financing

Source	Amount
JP Morgan Chase: Tax-Exempt	$26,547,068
JP Morgan Chase: Taxable	$30,693,162
City of Ontario	$14,400,000
City of Ontario: Land	$7,100,000
Deferred Interest	$1,279,250
Deferred Costs	$1,348,534
Deferred Developer Fee	$905,000
Developer Fee Contribution	$7,398,584
General Partner Equity	$100
Tax Credit Equity	$11,953,794

Permanent Financing

Source	Amount
JP Morgan Chase: Tax-Exempt	$9,727,984
HCD: AHSC	$20,968,594
City of Ontario	$14,400,000
City of Ontario: Land	$7,100,000
Deferred Interest	$1,279,250
Deferred Developer Fee	$905,000
Developer Fee Contribution	$7,398,584
General Partner Equity	$100
Tax Credit Equity	$39,845,980
TOTAL	**$101,625,492**

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

Determination of Credit Amount(s)	
Requested Eligible Basis:	$91,222,485
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	$118,589,231
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	$4,743,569
Approved Developer Fee (in Project Cost & Eligible Basis):	$11,898,581
Federal Tax Credit Factor:	$0.84000
State 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.

Significant Information / Additional Conditions: 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 and the terms of the bond and tax credit award as presented in the application and summarized in this staff report. CTCAC will verify the project complied with all terms of the award at placed-in-service review.

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).

CA-26-540 / Ontario Affordable Housing Phase II

Points System	Max. Possible Points		Points Requested	Points Awarded
	New Const.	Rehab.		
Acquisition/Rehabilitation Project Priorities	**0**	**20**	**0**	**0**
New Construction Density and Local Incentives	**10**	**0**	**10**	**10**
Project meets CDLAC § 5105(c)(1)	10	0	10	10
Exceeding Minimum Income Restrictions	**20**	**20**	**20**	**20**
Average targeted affordability is 10 percent below 60%	20	20	20	20
Tax Credit Units: 10% @ <=30% AMI & 10% @ <=50% AMI	20	20	20	20
Exceeding Minimum Rent Restrictions	**10**	**10**	**10**	**10**
General Partner & Management Company	**10**	**10**	**10**	**10**
General Partner Experience	7	7	7	7
Management Company Experience	3	3	3	3
Housing Needs	**10**	**0**	**10**	**10**
Readiness to Proceed	**10**	**10**	**10**	**10**
Access to Opportunity	**10**	**0**	**9**	**9**
10% @ 30% AMI, 10% @ 50% AMI	9	0	9	9
Service Amenities	**10**	**10**	**10**	**10**
LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES; NON-TARGETED				
Service Coordinator, minimum ratio of 1 FTE to 600 bedrooms	5	5	5	5
Adult ed/health & wellness/skill bldg classes, min. 60 hrs/yr instruction	5	5	5	5
Cost Containment	**12**	**12**	**12**	**12**
Project eligible basis is 48% less than the CDLAC adjusted TBL; 1 pt per %	12	12	12	12
Site Amenities	**10**	**10**	**10**	**10**
Within ⅓ mile of transit, service every 30 min, 25 units/acre density	7	7	7	7
Within ½ mile of public park or community center open to general public	3	3	3	3
Within 1 mile of public library	2	2	2	2
Within ½ mile of a full-scale grocery/supermarket of at least 25,000 sf	5	5	5	5
Within 1 mile of medical clinic or hospital	2	2	2	2
Within ½ mile of a pharmacy	2	2	2	2
Total Points	**112**	**102**	**111**	**111**

Tie Breaker: 250.685%