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

MOSA Apartment Homes at Gateway, located at 817 West Capitol Avenue in West Sacramento on a 1.87 acre site, requested and is being recommended for a reservation of $2,483,107 in annual federal tax credits and $17,500,000 of tax-exempt bond cap to finance the new construction of 114 units of housing, consisting of 113 restricted rental units and 1 unrestricted manager's unit. The project will have 23 one-bedroom units, 55 two-bedroom units, and 36 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 March 2027 and be completed in June 2028. The project will be developed by Gateway Development Partners, LLC and will be located in Senate District 3 and Assembly District 4.

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

Project Number CA-26-585

Project Name MOSA Apartment Homes at Gateway

Site Address:	817 West Capitol Avenue West Sacramento, CA
County:	Yolo
Census Tract:	0104.02

Tax Credit Amounts

	Federal/Annual	State/Total
Requested:	$2,483,107	$0
Recommended:	$2,483,107	$0

Tax-Exempt Bond Allocation

Recommended: $17,500,000

CTCAC Applicant Information

CTCAC Applicant/CDLAC Sponsor:	E. Smith & Company, Inc.
Contact:	Reese Jarrett
Address:	2720 5th Avenue, Suite L San Diego, CA 92103
Phone:	619-721-7148
Email:	reeseaj@cox.net

Bond Financing Information

CDLAC Applicant/Bond Issuer:	California Municipal Finance Authority
Bond Counsel:	Jones Hall, A Professional Law Corporation
Private Placement Purchaser:	Greystone Housing Impact Investors, L.P.

Development Team

General Partners / Principal Owners:	E. Smith & Company, Inc. HVPG Grand Gateway, LLC Oakland Economic Development Corporation
General Partner Type:	Joint Venture
Parent Companies:	E. Smith & Company, Inc Hodson Valley Property Group Oakland Economic Development Corporation
Developer:	Gateway Development Partners, LLC
Investor/Consultant:	UrbanCore Development Services, LLC
Management Agent:	WinnResidential California, LP

Project Information

Construction Type:	New Construction	
Total # Residential Buildings:	1	
Total # of Units:	114	
No. / % of Low Income Units:	113	100.00%
Average Targeted Affordability:	50.00%	
Federal Set-Aside Elected:	40%/60%	
Federal Subsidy:	Tax-Exempt	

Information

Housing Type:	Large Family
Geographic Area:	Northern Region
State Ceiling Pool:	New Construction
Project Analyst:	Erin Deblaquiere

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	29	26%
50% AMI:	26	23%
60% AMI:	58	51%

Unit Mix

23	1-Bedroom Units
55	2-Bedroom Units
36	3-Bedroom Units
114	Total Units

Unit Type & Number		2025 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
11	1 Bedroom	60%	$1,417
4	1 Bedroom	50%	$1,181
8	1 Bedroom	30%	$708
31	2 Bedrooms	60%	$1,699
11	2 Bedrooms	50%	$1,416
12	2 Bedrooms	30%	$849
16	3 Bedrooms	60%	$1,964
11	3 Bedrooms	50%	$1,636
9	3 Bedrooms	30%	$982
1	2 Bedrooms	Manager's Unit	$0

Project Cost Summary at Application	
Land and Acquisition	$2,543,887
Construction Costs	$37,765,002
Rehabilitation Costs	$0
Construction Hard Cost Contingency	$5,223,280
Soft Cost Contingency	$624,384
Relocation	$0
Architectural/Engineering	$1,717,500
Const. Interest, Perm. Financing	$6,279,952
Legal Fees	$655,000
Reserves	$393,616
Other Costs	$4,927,830
Developer Fee	$8,090,514
Commercial Costs	$0
Total	**$68,220,965**

Residential	
Construction Cost Per Square Foot:	$321
Per Unit Cost:	$598,430
Estimated Hard Per Unit Cost:	$275,209
True Cash Per Unit Cost*:	$534,520
Bond Allocation Per Unit:	$153,509
Bond Allocation Per Restricted Rental Unit:	$154,867

Construction Financing

Source	Amount
Greystone[1]: Tax-Exempt	$17,500,000
Greystone[1]: Taxable	$39,788,598
City of West Sacramento: Land	$2,470,000
Deferred Costs	$486,719
Deferred Developer Fee	$4,805,864
Tax Credit Equity	$3,169,784

Permanent Financing

Source	Amount
Citi[2]: Tax-Exempt	$11,453,271
HCD: AHSC	$28,350,739
City of West Sacramento: Land	$2,470,000
Developer Contribution	$9,850
Deferred Developer Fee	$4,805,864
Tax Credit Equity	$21,131,241
TOTAL	**$68,220,965**

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

[1] Greystone Housing Impact Investors, LP

[2] Citi Community Capital

Determination of Credit Amount(s)

Requested Eligible Basis:	$62,226,414
130% High Cost Adjustment:	No
Applicable Fraction:	100.00%
Qualified Basis:	$62,226,414
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	$2,483,107
Approved Developer Fee (in Project Cost & Eligible Basis):	$8,090,514
Federal Tax Credit Factor:	$0.85100

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
Pursuant to CTCAC Regulation Section 10326(g)(5), general partners and management companies lacking documented experience with Section 42 requirements using the minimum scoring standards at Section 10325(c)(1)(A) and (B) shall be required to complete training as prescribed by CTCAC prior to a project’s placing in service.

The project's 3-month operating reserve is less than the amount required under regulation section 10327(c)(7)(B) by $4,052. Under regulation section 10327(a) initial application errors of $100,000 or less shall be deemed covered by the contingency line item. However, at the submission of the next updated CTCAC application required by CTCAC, and all subsequent submissions to CTCAC, including the placed-in-service submission for the issuance of the IRS 8609 forms, the applicant must fund the 3-month operating reserve at a level that meets the requirement of regulation section 10327(c)(7)(B).

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-26-585 / MOSA Apartment Homes at Gateway

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 density is at least 100 bedrooms/net acre	10	0	10	10
Exceeding Minimum Income Restrictions	**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**
Average targeted affordability is 23% below market comparables	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				
Adult ed/health & wellness/skill bldg classes, min. 60 hrs/yr instruction	5	5	5	5
After school program for school age children, minimum of 10 hours/week	5	5	5	5
Cost Containment	**12**	**12**	**12**	**12**
Project eligible basis is 50% 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 1 mile of an adult education campus or community college	3	3	3	3
Total Points	**112**	**102**	**111**	**111**

Tie Breaker: 230.091%