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

I Street Apartments, located at 1511-1517 I Street in Sacramento on a 0.37 acre site, requested and is being recommended for a reservation of $2,641,238 in annual federal tax credits and $14,768,569 of tax-exempt bond cap to finance the new construction of 90 units of housing, consisting of 89 restricted rental units and 1 unrestricted manager's unit. The project will have 72 one-bedroom units, and 18 two-bedroom units, serving tenants with rents affordable to households earning 30%-80% of area median income (AMI). The construction is expected to begin in February 2027 and be completed in July 2028. The project will be developed by Community HousingWorks and will be located in Senate District 8 and Assembly District 6.

The project financing includes state funding from the Affordable Housing and Sustainable Communities (AHSC) and Permanent Local Housing Allocation (PLHA) programs of HCD.

Project Number CA-26-625

Project Name I Street Apartments
Site Address: 1511-1517 I Street
Sacramento, CA 95814
County: Sacramento
Census Tract: 0011.03

Tax Credit Amounts

	Federal/Annual	State/Total
Requested:	$2,641,238	$0
Recommended:	$2,641,238	$0

Tax-Exempt Bond Allocation
Recommended: $14,768,569

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: I Street Housing Associates, L.P.
Contact: Kevin Leichner
Address: 3110 Camino Del Rio North, Suite 800
San Diego, CA 92108
Phone: 619-795-0213
Email: kleichner@chworks.org

Bond Financing Information
CDLAC Applicant/Bond Issuer: Sacramento Housing and Redevelopment Agency
Bond Counsel: Orrick, Harrington & Sutcliffe LLP
Private Placement Purchaser: U.S. Bank National Association
Cash Flow Permanent Bond: Applicable

Development Team

General Partner / Principal Owner:	CHW I Street, LLC
General Partner Type:	Nonprofit
Parent Company:	Community HousingWorks
Developer:	Community HousingWorks
Investor/Consultant:	California Housing Partnership
Management Agent:	CONAM Management Corporation

Project Information

Construction Type:	New Construction	
Total # Residential Buildings:	1	
Total # of Units:	90	
No. / % of Low Income Units:	89	100.00%
Average Targeted Affordability:	50.00%	
Federal Set-Aside Elected:	40%/60% Average Income	
Federal Subsidy:	Tax-Exempt	

Information

Housing Type:	Non-Targeted
Geographic Area:	Northern Region
State Ceiling Pool:	New Construction
Set Aside:	Extremely Low/Very Low Income Set Aside
Project Analyst:	Marilynn Thao

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	28	31%
50% AMI:	25	28%
60% AMI:	26	29%
80% AMI*:	10	11%

*CTCAC restricted only

Unit Mix

72	1-Bedroom Units
18	2-Bedroom Units
90	Total Units

Unit Type & Number		2025 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
25	1 Bedroom	30%	$723
3	2 Bedrooms	30%	$868
21	1 Bedroom	50%	$1,206
4	2 Bedrooms	50%	$1,447
18	1 Bedroom	60%	$1,447
8	2 Bedrooms	60%	$1,737
8	1 Bedroom	80%	$1,775
2	2 Bedrooms	80%	$2,316
1	2 Bedrooms	Manager’s Unit	$114

Project Cost Summary at Application

Land and Acquisition	$2,910,850
Construction Costs	$34,202,357
Rehabilitation Costs	$0
Construction Hard Cost Contingency	$1,710,118
Soft Cost Contingency	$288,815
Relocation	$0
Architectural/Engineering	$2,414,466
Const. Interest, Perm. Financing	$4,864,442
Legal Fees	$61,627
Reserves	$299,867
Other Costs	$3,004,743
Developer Fee	$6,625,179
Commercial Costs	$0
Total	**$56,382,464**

Residential

Construction Cost Per Square Foot:	$457
Per Unit Cost:	$626,472
Estimated Hard Per Unit Cost:	$333,356
True Cash Per Unit Cost*:	$584,804
Bond Allocation Per Unit:	$164,095
Bond Allocation Per Restricted Rental Unit:	$186,944

Construction Financing

Source	Amount
US Bank: Tax-Exempt	$14,768,569
US Bank: Taxable	$31,899,322
SHRA[1]: PLHA	$1,800,000
Deferred Costs	$2,102,202
Deferred Developer Fee	$3,750,120
Tax Credit Equity	$2,062,251

Permanent Financing

Source	Amount
US Bank: Tax-Exempt	$5,552,000
HCD: AHSC	$21,861,776
SHRA[1]: PLHA	$2,000,000
Deferred Developer Fee	$3,750,120
Tax Credit Equity	$23,218,568
TOTAL	**$56,382,464**

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

[1]Sacramento Housing Redevelopment Agency

Determination of Credit Amount(s)

Requested Eligible Basis:	$50,793,039
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	$66,030,951
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	$2,641,238
Approved Developer Fee (in Project Cost & Eligible Basis):	$6,625,179
Federal Tax Credit Factor:	$0.87908

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-26-625 / I Street Apartments

Points System	Max. Possible New Const.	Max. Possible Rehab.	Points Requested	Points Awarded
New Construction Density and Local Incentives	**10**	**0**	**10**	**10**
Project density is at least 100 bedrooms/net acre	10	0	10	10
Project is located in a "pro-housing" jurisdiction	10	0	10	10
Exceeding Minimum Income Restrictions	**20**	**20**	**20**	**20**
Average targeted affordability is 10 percent below 60%	20	20	20	20
Exceeding Minimum Rent Restrictions	**10**	**10**	**10**	**10**
Average targeted affordability is 45% 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**
Adult ed/health & wellness/skill bldg classes, min. 84 hrs/yr instruction	7	7	7	7
Health & wellness services and programs, minimum 60 hrs per 100 bdrms	3	3	3	3
Cost Containment	**12**	**12**	**12**	**12**
Project eligible basis is 47% 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 ½ mile of public library	3	3	3	3
Within 1 mile of an adult education campus or community college	3	3	3	3
Within ½ mile of medical clinic or hospital	3	3	3	3
Within 1 mile of a pharmacy	1	1	1	1
Total Points	**112**	**102**	**111**	**111**

Tie Breaker: 192.001%