

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

2026 Second Round

October 6, 2026

Silverado Trail, located at 515 Silverado Trail in Napa, requested and is being recommended for a reservation of \$2,800,000 in annual federal tax credits to finance the new construction of 39 units of housing serving special needs tenants with rents affordable to households earning 30%-60% of area median income (AMI). The project will be developed by Jamboree Housing Corporation and will be located in Senate District 3 and Assembly District 4.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers.

Project Number CA-26-078

Project Name Silverado Trail
Site Address: 515 Silverado Trail
Napa, CA 94559
County: Napa
Census Tract: 2003.01

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$2,800,000	\$0
Recommended:	\$2,800,000	\$0

Applicant Information

Applicant: Silverado Housing Partners LP
Contact: Tish Kelly
Address: 17701 Cowan, Suite 200
Irvine, CA 92614
Phone: 949-214-2350
Email: tkelly@jamboreehousing.com

General Partner / Principal Owner: JHC-Silverado LLC
General Partner Type: Nonprofit
Parent Company: Jamboree Housing Corporation
Developer: Jamboree Housing Corporation
Investor/Consultant: US Bank
Management Agents: Domus Management Company

Project Information

Construction Type: New Construction
Total # Residential Buildings: 1
Total # of Units: 40
No. & % of Tax Credit Units: 39 100%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: HUD Section 8 Project-based Vouchers (36 Units - 90%) /
Community Development Block Grant (CDBG)

Information

Set-Aside: Nonprofit (Homeless assistance)
Housing Type: Special Needs
Type of Special Needs: Homeless and People with Disabilities
Average Targeted Affordability of Special Needs Project Units: 30.00%
% of Special Need Units: 36 units 92.31%
Geographic Area: Northern Region
CTCAC Project Analyst: Michael Couzens

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percent of Required Affordable Units
At or Below 30% AMI:	36	35%
At or Below 60% AMI:	3	5%

Unit Mix

39	1-Bedroom Units
1	3-Bedroom Units
40	Total Units

Unit Type & Number	2026 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
36 1 Bedroom	30%	\$991
3 1 Bedroom	60%	\$1,983
1 3 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$3,418,777
Construction Costs	\$18,997,000
Rehabilitation Costs	\$0
Construction Contingency	\$1,704,099
Relocation	\$0
Architectural/Engineering	\$1,727,941
Const. Interest, Perm. Financing	\$2,175,412
Legal Fees	\$610,000
Reserves	\$545,987
Other Costs	\$4,422,712
Developer Fee	\$2,800,000
Commercial Costs	\$0
Total	\$36,401,928

Residential

Construction Cost Per Square Foot:	\$543
Per Unit Cost:	\$910,048
True Cash Per Unit Cost*:	\$898,295

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
US Bank	\$21,000,000	US Bank	\$6,895,573
North Bay Regional Center	\$1,350,000	North Bay Regional Center	\$1,500,000
County of Napa	\$1,395,000	County of Napa	\$1,550,000
City of Napa: CDBG	\$868,421	City of Napa: CDBG	\$868,421
City of Napa	\$2,000,000	City of Napa	\$2,000,000
General Partner Loan	\$1,000,000	General Partner Loan	\$1,000,000
Deferred Developer Fee	\$1,047,281	Deferred Developer Fee	\$470,146
Tax Credit Equity	\$7,741,226	Tax Credit Equity	\$22,117,788
		TOTAL	\$36,401,928

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$23,941,624
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$31,124,111
Applicable Rate:	9.00%
Total Maximum Annual Federal Credit:	\$2,800,000
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,800,000
Federal Tax Credit Factor:	\$0.78992

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:	112.584%
CTCAC Final:	112.465%

Significant Information / Additional Conditions

The proposed rent does not include a utility allowance. The owner will pay for all utilities.

Resyndication and Resyndication Transfer Event: None.

Local Reviewing Agency

The Local Reviewing Agency, City of Napa, has completed a site review of this project and strongly supports this project.

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 1/3 mile of transit station or public bus stop	4	4	4
Within 1/2 mile of public park or community center open to general public	3	3	3
Within 1 mile of public library	2	2	2
Within 1 mile of a full-scale grocery/supermarket of at least 25,000 sf	4	4	0
Within 1 mile of an adult education campus or community college	3	3	0
Within 1 1/2 miles of an adult education campus or community college	2	0	2
Special Needs project within 1 mile of facility serving tenant population	2	2	2
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
SPECIAL NEEDS, SRO HOUSING TYPES			
Case Manager, minimum ratio of 1 FTE to 100 bedrooms	5	5	5
Adult ed/health & wellness/skill bldg classes, min. 84 hrs/yr instruction	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.