

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

2026 Second Round

October 6, 2026

Plumas Family Apartments II, located at 1240 Plumas Street in Wildomar, requested \$693,701 in annual federal tax credits and \$1,710,000 in total state tax credits but is being recommended for \$693,701 in annual federal tax credits and \$1,709,995 in total state tax credits to finance the new construction of 15 units of housing serving families with rents affordable to households earning 30%-60% of area median income (AMI). The project will be developed by Pacific West Communities, Inc. and will be located in Senate District 1 and Assembly District 3.

Project Number CA-26-089

Project Name Plumas Family Apartments II
Site Address: 1240 Plumas Street
Yuba City, CA 95991
County: Sutter
Census Tract: 0501.02

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$693,701	\$1,710,000
Recommended:	\$693,701	\$1,709,995

Applicant Information

Applicant: Yuba City Pacific Associates II, a California Limited Partnership
Contact: Caleb Roope
Address: 430 East State Street, Suite 100
Eagle, ID 83616
Phone: 208.461.0022
Email: calebr@tpchousing.com

General Partners / Principal Owners: Sutter Community Affordable Housing
TPC Holdings IX, LLC
General Partner Type: Joint Venture
Parent Companies: Sutter Community Affordable Housing
The Pacific Companies
Developer: Pacific West Communities, Inc.
Investor/Consultant: Boston Financial
Management Agents: Buckingham Property Management

Project Information

Construction Type: New Construction
Total # Residential Buildings: 2
Total # of Units: 16
No. & % of Tax Credit Units: 15 100%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: None.

Information

Set-Aside: N/A
Housing Type: Large Family
Geographic Area: Capital Region
CTCAC Project Analyst: Rachel Bursk

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percent of Required Affordable Units
At or Below 30% AMI:	2	10%
At or Below 40% AMI:	3	20%
At or Below 50% AMI:	5	30%
At or Below 60% AMI:	5	30%

Unit Mix

8	2-Bedroom Units
8	3-Bedroom Units
16	Total Units

Unit Type & Number	2026 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
1 2 Bedrooms	30%	\$688
2 2 Bedrooms	40%	\$918
3 2 Bedrooms	50%	\$1,147
1 2 Bedrooms	60%	\$1,377
1 3 Bedrooms	30%	\$795
1 3 Bedrooms	40%	\$1,060
2 3 Bedrooms	50%	\$1,325
4 3 Bedrooms	60%	\$1,590
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$245,000
Construction Costs	\$4,796,820
Construction Contingency	\$390,000
Architectural/Engineering	\$315,000
Const. Interest, Perm. Financing	\$493,300
Legal Fees	\$50,000
Reserves	\$97,075
Other Costs	\$758,554
Developer Fee	\$1,005,363
Total	\$8,151,112

Residential

Construction Cost Per Square Foot:	\$324
Per Unit Cost:	\$509,445
True Cash Per Unit Cost*:	\$509,445

Construction Financing

Source	Amount
California Bank & Trust	\$6,353,563
Deferred Costs	\$97,075
Deferred Developer Fee	\$1,005,364
Tax Credit Equity	\$695,111

Permanent Financing

Source	Amount
California Bank & Trust	\$1,200,000
Tax Credit Equity	\$6,951,112
TOTAL	\$8,151,112

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$7,707,787
130% High Cost Adjustment:	No
Applicable Fraction:	100.00%
Qualified Basis:	\$7,707,787
Applicable Rate:	9.00%
Total Maximum Annual Federal Credit:	\$693,701
Total State Credit:	\$1,709,995
Approved Developer Fee (in Project Cost & Eligible Basis):	\$1,005,363
Federal Tax Credit Factor:	\$0.79992
State Tax Credit Factor:	\$0.81992

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:	Large Family
Self-Score Final:	2.719%
CTCAC Final:	2.719%

Significant Information / Additional Conditions

This project is Phase II of Plumas Family Apartments, Phase I (CA-11-173) and both phases will share community facilities and services. Prior to the start of construction, all necessary agreements shall be in place to ensure that Phase II has access to both the required space free of charge and the services. The Joint Use Agreement shall be provided in the placed in service submission.

Resyndication and Resyndication Transfer Event: None.

Local Reviewing Agency

The Local Reviewing Agency, City of Yuba City, 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	4
Within 1/4 mile of a public elementary school	3	3	3
Within 1 mile of a pharmacy	1	1	1
Service Amenities	10	10	10
LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES			
Adult ed/health & wellness/skill bldg classes, min. 42 hrs/yr instruction	7	7	7
Health & wellness services and programs, minimum 60 hrs per 100 bdrms	3	3	3
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.