

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
May 12, 2026**

Garden Court Apartments, located at 300 East Santa Ana Boulevard in Santa Ana on a 1.44 acre site, requested \$2,764,709 in annual federal tax credits but is being recommended for \$2,731,349 in annual federal tax credits and \$17,000,000 of tax-exempt bond cap to finance the acquisition & rehabilitation of 84 units of housing, consisting of 83 restricted rental units and 1 unrestricted manager's unit. The project has 24 one-bedroom units, and 60 two-bedroom units, serving tenants with rents affordable to households earning 30%-70% of area median income (AMI). The construction is expected to begin in October 2026 and be completed in August 2028. The project will be developed by C&C Development Co., LLC and is located in Senate District 34 and Assembly District 68.

Project Number CA-26-449

Project Name Garden Court Apartments
Site Address: 300 East Santa Ana Boulevard
Santa Ana, CA 92701

County: Orange
Census Tract: 750.02

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$2,764,709	\$0
Recommended:	\$2,731,349	\$0

Tax-Exempt Bond Allocation
Recommended: \$17,000,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Garden Court Santa Ana LP
Contact: Todd Cottle
Address: 14211 Yorba Street, Suite 200
Tustin, CA 92780
Phone: (714) 714-0600
Email: todd@c-cdev.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: CMFA
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: Bank of America, N.A.

Development Team

General Partners / Principal Owners: C&C Garden Court LLC
 OHDC Garden Court LLC

General Partner Type: Joint Venture

Parent Companies: C&C Development Co., LLC
 Orange Housing Development Corporation

Developer: C&C Development Co., LLC

Investor/Consultant: National Equity Fund Inc.

Management Agent: Advanced Property Services Management, Inc.

Project Information

Construction Type: Acquisition & Rehabilitation

Total # Residential Buildings: 1

Total # of Units: 84

No. / % of Low Income Units: 83 100.00%

Average Targeted Affordability: 58.92%

Federal Set-Aside Elected: 40%/60% Average Income

Federal Subsidy: Tax-Exempt

Information

Housing Type: Non-Targeted

Geographic Area: Coastal Region

State Ceiling Pool: Acquisition/Rehabilitation

CDLAC Project Analyst: Anthony Wey

CTCAC Project Analyst: Cynthia Compton

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	9	11%
50% AMI:	24	29%
60% AMI:	8	10%
70% AMI*:	42	51%

*CTCAC restricted only

Unit Mix

24	1-Bedroom Units
60	2-Bedroom Units
84	Total Units

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
3 1 Bedroom	30%	\$952
6 2 Bedrooms	30%	\$1,142
10 1 Bedroom	50%	\$1,586
14 2 Bedrooms	50%	\$1,903
2 1 Bedroom	60%	\$1,904
6 2 Bedrooms	60%	\$2,284
9 1 Bedroom	70%	\$1,904
33 2 Bedrooms	70%	\$2,284
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$30,500,000
Construction Costs	\$0
Rehabilitation Costs	\$16,418,182
Construction Hard Cost Contingency	\$1,641,818
Soft Cost Contingency	\$460,000
Relocation	\$2,000,000
Architectural/Engineering	\$400,000
Const. Interest, Perm. Financing	\$4,536,829
Legal Fees	\$420,000
Reserves	\$401,600
Other Costs	\$695,817
Developer Fee	\$7,813,517
Commercial Costs	\$0
Total	\$65,287,763

Residential

Construction Cost Per Square Foot:	\$231
Per Unit Cost:	\$777,235
Estimated Hard Per Unit Cost:	\$171,451
True Cash Per Unit Cost*:	\$426,400
Bond Allocation Per Unit:	\$202,381
Bond Allocation Per Restricted Rental Unit:	\$414,634

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Bank of America: Tax-Exempt	\$17,000,000	Bank of America: Tax-Exempt	\$11,951,240
Bank of America: Taxable	\$14,880,047	Seller Carryback	\$24,156,676
Seller Carryback	\$24,156,676	Net Operating Income	\$750,000
Deferred Costs	\$470,300	Deferred Developer Fee	\$5,313,517
Deferred Developer Fee	\$6,563,517	General Partner Equity	\$100
General Partner Equity	\$100	Tax Credit Equity	\$23,116,230
Tax Credit Equity	\$2,217,123	TOTAL	\$65,287,763

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

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	\$27,933,634
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	\$31,970,000
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$36,313,724
Qualified Basis (Acquisition):	\$31,970,000
Applicable Rate:	4.00%
Maximum Annual Federal Credit, Rehabilitation:	\$1,452,549
Maximum Annual Federal Credit, Acquisition:	\$1,278,800
Total Maximum Annual Federal Credit:	\$2,731,349
Approved Developer Fee (in Project Cost & Eligible Basis):	\$7,813,517
Federal Tax Credit Factor:	\$0.83612

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.

CTCAC Significant Information / Additional Conditions: None.

CDLAC Analyst Comments: 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-26-449 / Garden Court Apartments

Points System	Max. Possible		Points Requested	Points Awarded
	New Const.	Rehab.		
Acquisition/Rehabilitation Project Priorities	0	20	18	18
No distribution of net project equity to GP/related party	0	10	10	10
No partial/full repayment of existing soft financing >500k or 1.5% TDC				
Cash-out developer fee limited to 80% of CTCAC cash-out limit				
\$120k+ hard costs/Tax Credit Units, 2+ major building systems	0	8	8	8
Project has never received LIHTC	0	7	7	7
Exceeding Minimum Income Restrictions	20	20	20	20
Tax Credit Units: 10% @ <=30% AMI & 10% @ <=50% AMI	20	0	20	20
Exceeding Minimum Rent Restrictions	10	10	10	10
Average targeted affordability is 19% 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
Readiness to Proceed	10	10	10	10
Service Amenities	10	10	10	10
LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES; NON-TARGETED				
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 18% less than the CDLAC adjusted TBL; 1 pt per %	12	12	12	12
Site Amenities	10	10	10	10
Within 1/3 mile of transit, service every 30 min, 25 units/acre density	7	7	7	7
Within 1/2 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 1/2 mile of a full-scale grocery/supermarket of at least 25,000 sf	5	5	5	5
Within 1/2 mile of a pharmacy	2	2	2	2
Total Points	112	102	100	100

Tie Breaker:

146.447%