

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

Sendero Apartments, located at 165 Cessna Court in San Luis Obispo on a 1.81 acre site, requested and is being recommended for a reservation of \$1,721,964 in annual federal tax credits, \$9,934,000 in total state tax credits, and \$9,400,000 of tax-exempt bond cap to finance the new construction of 60 units of housing, consisting of 59 restricted rental units and 1 unrestricted manager's unit. The project will have 18 one-bedroom units, 21 two-bedroom units, and 21 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 October 2026 and be completed in August 2028. The project will be developed by C&C Development Co., LLC and will be located in Senate District 17 and Assembly District 30.

Project Number CA-26-451

Project Name Sendero Apartments
Site Address: 165 Cessna Court
San Luis Obispo, CA 93401
County: San Luis Obispo
Census Tract: 115.03

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,721,964	\$9,934,000
Recommended:	\$1,721,964	\$9,934,000

Tax-Exempt Bond Allocation
Recommended: \$9,400,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Avila Ranch LP
Contact: Eunice Bobert
Address: 414 East Chapman Avenue
Orange, CA 92866
Phone: (714) 771-1439
Email: ohdc@ohdcorp.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: Avila Ranch CCR LLC
 OHDC Avila Ranch 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: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 60
 No. / % of Low Income Units: 59 100.00%
 Average Targeted Affordability: 50.00%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt / HOME

Information

Housing Type: New Construction
 State Ceiling Pool: New Construction
 CDLAC Project Analyst: Jake Salle
 CTCAC Project Analyst: Sardar Habib

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	6	10%
50% AMI:	41	69%
60% AMI:	12	20%

Unit Mix

18	1-Bedroom Units
21	2-Bedroom Units
21	3-Bedroom Units
60	Total Units

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
2 1 Bedroom	30%	\$781
2 2 Bedrooms	30%	\$938
2 3 Bedrooms	30%	\$1,084
16 1 Bedroom	50%	\$1,303
19 2 Bedrooms	50%	\$1,563
6 3 Bedrooms	50%	\$1,806
12 3 Bedrooms	60%	\$1,884
1 3 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$267,000
Construction Costs	\$20,305,118
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$992,756
Soft Cost Contingency	\$350,000
Relocation	\$0
Architectural/Engineering	\$1,095,000
Const. Interest, Perm. Financing	\$3,552,089
Legal Fees	\$250,000
Reserves	\$460,300
Other Costs	\$3,257,459
Developer Fee	\$4,319,306
Commercial Costs	\$0
Total	\$34,849,028

Residential

Construction Cost Per Square Foot:	\$409
Per Unit Cost:	\$580,817
Estimated Hard Per Unit Cost:	\$288,573
True Cash Per Unit Cost*:	\$525,164
Bond Allocation Per Unit:	\$156,667
Bond Allocation Per Restricted Rental Unit:	\$159,322

Construction Financing

Source	Amount
Bank of America: Tax-Exempt	\$9,400,000
Bank of America: Taxable	\$18,483,855
City of San Luis Obispo	\$589,686
CSLO ¹ : HOME	\$400,000
Deferred Costs	\$561,600
Deferred Developer Fee	\$4,074,282
General Partner Equity	\$100
Limited Partner Equity	\$1,339,505

Permanent Financing

Source	Amount
Citi: Tax-Exempt	\$7,620,540
City of San Luis Obispo	\$589,686
CSLO ¹ : HOME	\$400,000
Deferred Developer Fee	\$3,339,212
General Partner Equity	\$100
Tax Credit Equity	\$22,899,490
TOTAL	\$34,849,028

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

¹County of San Luis Obispo

Determination of Credit Amount(s)

Requested Eligible Basis:	\$33,114,683
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$43,049,088
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$1,721,964
Total State Credit:	\$9,934,000
Approved Developer Fee (in Project Cost & Eligible Basis):	\$4,319,306
Federal Tax Credit Factor:	\$0.83371
State Tax Credit Factor:	\$0.86000

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-26-451 / Sendero Apartments

Points System	Max. Possible		Points Requested	Points Awarded
	New Const.	Rehab.		
New Construction Density and Local Incentives	10	0	10	10
Project is located in a "pro-housing" jurisdiction	10	0	10	10
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 36% 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	10	10
High or Highest Resource Area; 10% @ 30% AMI, 10% @ 50% AMI	10	0	10	10/9
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 52% 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 station or public bus stop	4	4	4	4
Within 1/2 mile of public park or community center open to general public	3	3	3	3
Within 1/2 mile of a full-scale grocery/supermarket of at least 25,000 sf	5	5	5	5
Total Points	112	102	112	112

Tie Breaker:

95.147%