

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

Lakeshore Villa Apartments, located at 6888 Golfcrest Drive in San Diego on a 2.46 acre site, requested and is being recommended for a reservation of \$3,182,239 in annual federal tax credits and \$20,500,000 of tax-exempt bond cap to finance the acquisition & rehabilitation of 126 units of housing, consisting of 124 restricted rental units and 2 unrestricted manager's units. The project has 126 one-bedroom units, serving tenants 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 October 2027. The project will be developed by Lincoln Avenue Capital LLC and is located in Senate District 39 and Assembly District 78.

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

**Project Number** CA-26-471

**Project Name** Lakeshore Villa Apartments  
Site Address: 6888 Golfcrest Drive  
San Diego, CA 92119  
County: San Diego  
Census Tract: 0098.01

<b>Tax Credit Amounts</b>	<b>Federal/Annual</b>	<b>State/Total</b>
Requested:	\$3,182,239	\$0
Recommended:	\$3,182,239	\$0

**Tax-Exempt Bond Allocation**  
Recommended: \$20,500,000

**CTCAC Applicant Information**  
CTCAC Applicant/CDLAC Sponsor: Lakeshore Villa Apartments LP  
Contact: Brandon Hodge  
Address: 401 Wilshire Boulevard Floor 11  
Santa Monica, CA 90401  
Phone: (424) 222-8253  
Email: bhodge@lincolnavenue.com

**Bond Financing Information**  
CDLAC Applicant/Bond Issuer: California Housing Finance Agency  
Bond Counsel: Orrick, Herrington & Sutcliffe LLP  
Public Sale: Applicable  
Underwriter: Berkadia

**Development Team**

General Partners / Principal Owners:	PacH Roseville II Holdings, LLC Lakeshore Villa AGP LLC
General Partner Type:	Joint Venture
Parent Companies:	Pacific Housing, Inc. Lincoln Avenue Communities
Developer:	Lincoln Avenue Capital LLC
Investor/Consultant:	Berkadia Affordable Tax Credit Solutions
Management Agent:	Cornerstone Residential CA, Inc.

**Project Information**

Construction Type:	Acquisition & Rehabilitation	
Total # Residential Buildings:	2	
Total # of Units:	126	
No. / % of Low Income Units:	124	100.00%
Average Targeted Affordability:	45.00%	
Federal Set-Aside Elected:	40%/60%	
Federal Subsidy:	Tax-Exempt / HUD Section 8 Project-based Contract (124 Units - 98%)	

**Information**

Housing Type:	Non-Targeted
Geographic Area:	Coastal Region
State Ceiling Pool:	Acquisition/Rehabilitation
CDLAC Project Analyst:	Charity Guimont
CTCAC Project Analyst:	Jacob Couch

**55-Year Use / Affordability**

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	62	50%
60% AMI:	62	50%

**Unit Mix**

126	1-Bedroom Units
126	Total Units

<u>Unit Type &amp; Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
62 1 Bedroom	30%	\$930
62 1 Bedroom	60%	\$1,860
2 1 Bedroom	Manager's Unit	\$0

**Project Cost Summary at Application**

Land and Acquisition	\$49,295,976
Construction Costs	\$0
Rehabilitation Costs	\$17,426,405
Construction Hard Cost Contingency	\$1,723,680
Soft Cost Contingency	\$100,000
Relocation	\$457,250
Architectural/Engineering	\$263,900
Const. Interest, Perm. Financing	\$1,888,488
Legal Fees	\$410,000
Reserves	\$955,733
Other Costs	\$546,013
Developer Fee	\$5,580,761
Commercial Costs	\$0
<b>Total</b>	<b>\$78,648,206</b>

**Residential**

Construction Cost Per Square Foot:	\$188
Per Unit Cost:	\$624,192
Estimated Hard Per Unit Cost:	\$120,000
True Cash Per Unit Cost*:	\$605,129
Bond Allocation Per Unit:	\$162,698
Bond Allocation Per Restricted Rental Unit:	\$165,323

<b>Construction Financing</b>		<b>Permanent Financing</b>	
Source	Amount	Source	Amount
Berkadia: Tax-Exempt	\$20,500,000	Berkadia: Tax-Exempt	\$20,500,000
Berkadia: Recycled Tax-Exempt	\$8,000,000	Berkadia: Recycled Tax-Exempt	\$8,000,000
Berkadia: Taxable	\$20,697,187	Berkadia: Taxable	\$20,697,187
Berkadia: Equity Bridge	\$19,651,788	Deferred Developer Fee	\$2,401,891
Deferred Costs	\$955,733	General Partner Equity	\$100
Deferred Developer Fee	\$4,786,044	Tax Credit Equity	\$27,049,028
General Partner Equity	\$100	<b>TOTAL</b>	<b>\$78,648,206</b>
Tax Credit Equity	\$4,057,354		

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

**Determination of Credit Amount(s)**

Requested Eligible Basis (Rehabilitation):	\$26,149,169
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	\$45,570,000
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$33,993,920
Qualified Basis (Acquisition):	\$45,570,000
Applicable Rate:	4.00%
Maximum Annual Federal Credit, Rehabilitation:	\$1,359,439
Maximum Annual Federal Credit, Acquisition:	\$1,822,800
Total Maximum Annual Federal Credit:	\$3,182,239
Approved Developer Fee (in Project Cost & Eligible Basis):	\$5,580,761
Federal Tax Credit Factor:	\$0.85000

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**

The applicant's estimate for annual operating expenses per unit is below the \$6,100 published per unit operating expense minimum required for this type of project. Under CTCAC Regulation Section 10327(g) operating expenses below the published minimum may be corrected. At the submission of the next updated CTCAC application required by CTCAC, and all subsequent submissions to CTCAC, the applicant must meet the requirement of CTCAC Regulation Section 10327(g)(1).

**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-26-471 / Lakeshore Villa Apartments**

Points System	Max. Possible		Points Requested	Points Awarded
	New Const.	Rehab.		
<b>Acquisition/Rehabilitation Project Priorities</b>	<b>0</b>	<b>20</b>	<b>18</b>	<b>18</b>
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
<b>Exceeding Minimum Income Restrictions</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>
Average targeted affordability is 15 percent below 60%	20	0	20	20
<b>Exceeding Minimum Rent Restrictions</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>
Average targeted affordability is 41% below market comparables	10	10	10	10
<b>General Partner &amp; Management Company</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>
General Partner Experience	7	7	7	7
Management Company Experience	3	3	3	3
<b>Readiness to Proceed</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>
<b>Service Amenities</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>
<b>LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES; NON-TARGETED</b>				
Service Coordinator, minimum ratio of 1 FTE to 600 bedrooms	5	5	5	5
Adult ed/health & wellness/skill bldg classes, min. 60 hrs/yr instruction	5	5	5	5
<b>Cost Containment</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>
Project eligible basis is 30% less than the CDLAC adjusted TBL; 1 pt per %	12	12	12	12
<b>Site Amenities</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>
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 1/2 mile of public library	3	3	3	3
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
<b>Total Points</b>	<b>112</b>	<b>102</b>	<b>100</b>	<b>100</b>

**Tie Breaker:**

248.450%