CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
September 1, 2026

Cleveland Commons, located at 60 West Hamilton Avenue in Campbell on a 1.21 acre site, requested and is being recommended for a reservation of $2,818,910 in annual federal tax credits, $7,050,757 in total state tax credits, and $17,080,193 of tax-exempt bond cap to finance the new construction of 92 units of housing, consisting of 91 restricted rental units and 1 unrestricted manager's unit. The project will have 91 one-bedroom units, and 1 three-bedroom unit, serving tenants with rents affordable to households earning 30%-70% of area median income (AMI). The construction is expected to begin in February 2027 and be completed in May 2027. The project will be developed by Charities Housing Development Corp and will be located in Senate District 13 and Assembly District 23.

The project will be receiving rental assistance in the form of HUD VASH Section 8 Project-based Vouchers. The project financing includes state funding from the Permanent Local Housing Allocation (PLHA) program of HCD and the Mixed Income Program (MIP) through CalHFA.

Project Number	CA-26-627
Project Name	Cleveland Commons
Site Address:	60 West Hamilton Avenue Campbell, CA 95008
County:	Santa Clara
Census Tract:	5065.03

Tax Credit Amounts

	Federal/Annual	State/Total
Requested:	$2,818,910	$7,050,757
Recommended:	$2,818,910	$7,050,757

Tax-Exempt Bond Allocation

Recommended:	$17,080,193

CTCAC Applicant Information

CTCAC Applicant/CDLAC Sponsor:	Cleveland Commons LP
Contact:	Andy Lief
Address:	1400 Parkmoor Avenue, Suite 190 San Jose, CA 95126
Phone:	408-439-1159
Email:	alief@charitieshousing.org

Bond Financing Information

CDLAC Applicant/Bond Issuer:	California Housing Finance Agency
Bond Counsel:	Orrick, Harrington & Sutcliffe LLP
Private Placement Purchaser:	Citibank, N.A.

Development Team

General Partners / Principal Owners:	Cleveland Commons Charities LLC George W. Cleveland LLC
General Partner Type:	Nonprofit
Parent Companies:	Charities Housing Development Corp of Santa Clara Co. Santa Clara Methodist Retirement Foundation
Developer:	Charities Housing Development Corp
Investor/Consultant:	California Housing Partnership
Management Agent:	Charities Housing Development Corp

Project Information

Construction Type:	New Construction	
Total # Residential Buildings:	1	
Total # of Units:	92	
No. / % of Low Income Units:	91	100.00%
Average Targeted Affordability:	46.04%	
Federal Set-Aside Elected:	40%/60% Average Income	
Federal Subsidy:	Tax-Exempt / HUD VASH Section 8 Project-based Vouchers (30 Units - 33%)	

Information

Housing Type:	Non-Targeted
Geographic Area:	Bay Area Region
State Ceiling Pool:	New Construction
Set Aside:	Mixed Income Set Aside
Project Analyst:	Cynthia Compton

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	25	27%
40% AMI:	8	9%
50% AMI:	46	51%
60% AMI:	2	2%
70% AMI*:	10	11%

*CTCAC restricted only

Unit Mix

91	1-Bedroom Units
1	3-Bedroom Units
92	Total Units

Unit Type & Number		2025 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
15	1 Bedroom	30%	$1,130
8	1 Bedroom	40%	$1,507
7	1 Bedroom	50%	$1,884
10	1 Bedroom	30%	$1,130
39	1 Bedroom	50%	$1,884
2	1 Bedroom	60%	$2,261
10	1 Bedroom	70%	$2,638
1	3 Bedrooms	Manager’s Unit	$0

Project Cost Summary at Application	
Land and Acquisition	$8,299,986
Construction Costs	$38,629,322
Rehabilitation Costs	$0
Construction Hard Cost Contingency	$1,956,465
Soft Cost Contingency	$566,464
Relocation	$0
Architectural/Engineering	$1,790,000
Const. Interest, Perm. Financing	$4,251,370
Legal Fees	$190,000
Reserves	$1,102,406
Other Costs	$3,927,442
Developer Fee	$7,070,844
Commercial Costs	$0
Total	**$67,784,299**

Residential	
Construction Cost Per Square Foot:	$490
Per Unit Cost:	$736,786
Estimated Hard Per Unit Cost:	$364,090
True Cash Per Unit Cost*:	$638,764
Bond Allocation Per Unit:	$185,654
Bond Allocation Per Restricted Rental Unit:	$210,867

Construction Financing

Source	Amount
Citibank: Tax-Exempt	$17,080,193
Citibank: Taxable	$30,399,441
County of Santa Clara: PLHA	$1,306,789
County of Santa Clara: IDD[2]	$2,000,000
Seller Carryback	$3,900,000
Accrued Interest	$339,432
Waived Impact Fees	$987,160
Deferred Costs	$3,209,409
Deferred Developer Fee	$4,130,844
General Partner Equity	$100
Tax Credit Equity	$4,430,931

Permanent Financing

Source	Amount
CalHFA: Tax-Exempt	$17,080,000
CalHFA: Taxable	$1,661,000
CalHFA: MIP	$5,460,000
County of Santa Clara: PLHA	$1,306,789
County of Santa Clara: IDD[2]	$2,000,000
Seller Carryback	$3,900,000
Accrued Interest	$339,432
Waived Impact Fees	$987,160
Deferred Developer Fee	$4,130,844
General Partner Equity	$100
Tax Credit Equity	$30,918,974
TOTAL	**$67,784,299**

*Less Donated Land, Seller Carryback Loans, Waived Fees, and Deferred Developer Fee
[1]Intellectual and/or Developmental Disabilities Housing Fund

Determination of Credit Amount(s)

Requested Eligible Basis:	$54,209,806
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	$70,472,748
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	$2,818,910
Total State Credit:	$7,050,757
Approved Developer Fee (in Project Cost & Eligible Basis):	$7,070,844
Federal Tax Credit Factor:	$0.87175
State Tax Credit Factor:	$0.89991

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.

Significant Information / Additional Conditions: 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-26-627 / Cleveland Commons

Points System	Max. Possible New Const.	Max. Possible Rehab.	Points Requested	Points Awarded
Acquisition/Rehabilitation Project Priorities	**0**	**20**	**0**	**0**
New Construction Density and Local Incentives	**10**	**0**	**10**	**10**
Project meets CDLAC § 5105(c)(1)	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 42% 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**	**9**	**9**
10% @ 30% AMI, 10% @ 50% AMI	9	0	9	9
Service Amenities	**10**	**10**	**10**	**10**
LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES; NON-TARGETED				
Service Coordinator, minimum ratio of 1 FTE to 600 bedrooms	5	5	5	5
SPECIAL NEEDS, SRO HOUSING TYPES; NON-TARGETED				
Adult ed/health & wellness/skill bldg classes, min. 84 hrs/yr instruction	5	5	5	5
Cost Containment	**12**	**12**	**12**	**12**
Project eligible basis is 46% less than the CDLAC adjusted TBL; 1 pt per %	12	12	12	12
Site Amenities	**10**	**10**	**10**	**10**
Within ⅓ mile of transit, service every 30 min, 25 units/acre density	7	7	7	7
Within ½ mile of public park or community center open to general public	3	3	3	3
Within ½ mile of public library	3	3	3	3
Within ½ mile of a full-scale grocery/supermarket of at least 25,000 sf	5	5	5	0
Within ½ mile of medical clinic or hospital	3	3	3	3
Within ½ mile of a pharmacy	2	2	2	2
Total Points	**112**	**102**	**111**	**111**