

# FY 2026/2027 RFP

## Harbor Pointe at Discovery Bay Questions/Comments

Interview Wednesday, February 18, 2026

Written Responses Due by Friday, February 27, 2026

Project / Timeline

- Please provide any updates on the project. What changes have occurred since submittal of your Notice of Funding Availability (NOFA) application in December?  
There have been no changes since the NOFA submission in December.
- Please confirm the unit breakdown for the project:

# of Bedrooms	# of Bathrooms	Total # of Units	Per Unit Sq. Ft.	Affordability Level
1	1	8	591	21% - 30%
1	1	4	591	41% - 50%
1	1	24	591	51% - 60%
1	1	6	591	61% - 70%
2	1	4	774	21% - 30%
2	1	5	774	41% - 50%
2	1	25	774	51% - 60%
2	1	8	774	61% - 70%
2	1	4	846	21% - 30%
2	1	4	846	41% - 50%
2	1	24	846	51% - 60%
2	1	4	846	61% - 70%
2	2	6	846	61% - 70%
3	2	4	1019	21% - 30%
3	2	4	1019	41% - 50%
3	2	15	1019	51% - 60%
3	2	19	1019	61% - 70%
3	2	1	1019	Unrestricted
2	2	1	846	Unrestricted

Confirmed

- Due to the number of applications received this year, it is unlikely that any project will be fully funded as requested. Therefore, if the project does not receive the full ask amount, will the project still be able to proceed with the proposed timeline?  
We appreciate the financial constraints of the County. USA has pursued alternate financing sources, and held its request for County funds to this \$2.5MM amount through multiple application rounds. Should \$2.5MM be awarded, it will complete the financing stack, allowing the development to move forward quickly. An award materially less than our request would require us to pursue state tax credits, which are likely to slow down the delivery of these important homes to the community.
- Have you already applied for tax credits? If you have already submitted your application for tax credits, did your proforma budget assume that the County will award your project

your full ask? Is there a plan to apply for other funding sources if you don't get as much funding as requested? How would you fill the financing gap?

Yes, USA applied in Round 1 of this year and are still awaiting if we will get funded or not.

### Property Ownership

- The application indicates that the property will be transferred to another party and the borrower will be leasing the land from the other entity. Please provide more detailed information regarding the timing of this property transfer and provide a copy of the draft lease agreement between the two parties for review.

USA currently owns the site under an affiliated subsidiary holding entity, DB Holding 732, L.P. After receiving an award of CCC funds, USA will apply for 4% tax credits and tax-exempt bonds. After an award of tax credits, USA will proceed to tax credit closing. At tax credit closing, the property will be transferred from the holding entity to a to-be-formed, USA-controlled tax credit limit partnership. The future tax credit limited partnership will not be formed until after an award of tax credits, and the transfer agreement will only be drafted after that partnership has been formed.

- You indicate that the current limited partner, USA Properties Fund, Inc. is the current limited partner and once the project is converted to permanent financing another entity will replace the current limited partner. The document submitted does not appear to list a subsidiary company called WNC. Please confirm and clarify the name of the entity and timing for the change in limited partner.

This is typical structure often used for tax credit projects, where the initial limited partner acts as a placeholder. At tax credit closing, USA Properties Fund, Inc. will be replaced by a tax credit investor entity to act as the tax credit investor limited partner. WNC is the intended tax credit investor, who will form their tax credit investor limited partner after a tax credit allocation has been awarded to the project, but before tax credit closing. WNC is an independent, third-party tax credit investor (<https://www.wncinc.com/tax-credit-syndication/>), and is not a subsidiary of USA. Citibank will be the debt lender and Safehold will be the ground lessor.

### Procurement

- According to the application, it appears that you are using an in-house general contractor for the project. The application also indicates this was a negotiated bid process. Please provide more information and clarification regarding this process. The County requires competitive bidding of all construction and professional services contracts. If the process for your general contractor was not competitive, will you be competitively bidding for the subcontractors? Please explain further.

Yes, USA has a GC in-house, as we are a vertically integrated real estate development company, competitive bidding will take place with subcontractors we select for the project. USA can share the subcontractor bids with CCC upon request.

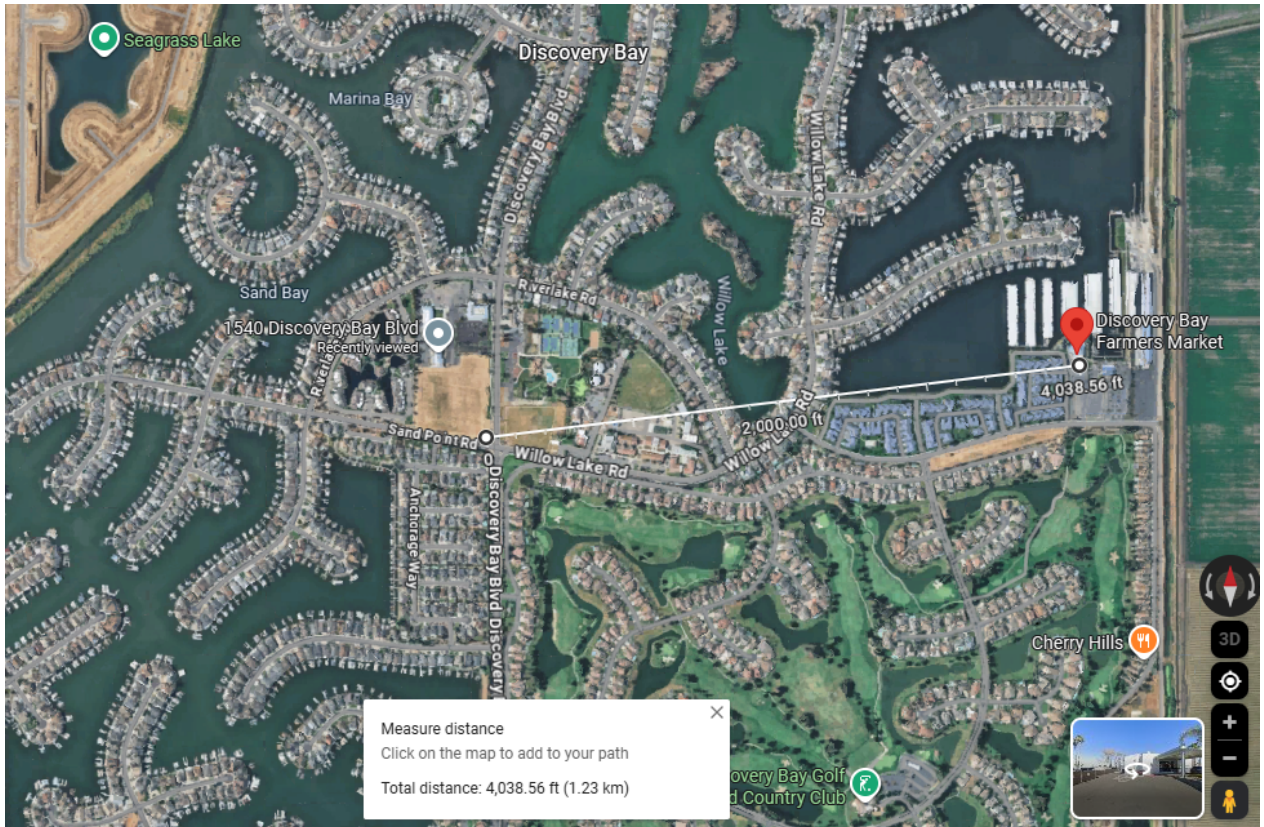
### Site Information

- The application indicated that there was a gas station on the corner of the property that has been demolished. Can you provide more information regarding that demolition and whether there were studies regarding clean up or contamination of the area where the gas station was located?

Correct. USA completed a Phase 1 report and the report found that no further investigation was required.

- Where is the closest medical clinic, healthcare facility, and pharmacy to the site?

The project earns 5 points for Proximity to Grocery, Farmers' Market or Healthcare by being located within 1 mile of the Discover Bay Farmers Market (<https://www.sjcfarmersmarket.com/market-on-maple-copy>).



### Budget and Cash Flow Analysis

- The Total under Sources (Permanent) in the submitted proforma is shown as \$83,158,701. However, when you add up each funding source individually, the total comes to \$80,458,701. Please explain this discrepancy and submit an updated proforma.  
 This was a printing error. The proforma submitted with the initial application had a row hidden by accident. The row is \$2,700,000 in recycled bonds that makes up the difference. We've attached the updated proforma file.
- Please confirm the total developer fee, deferred developer fee, and cash portion of the developer fee. The County's affordable housing guidelines limit the amount of the developer fee at \$2.5 million that is allowed for a project. For amounts above that, there are other provisions and requirements referenced in the NOFA guidelines.  
 Please see attached updated proforma where the cash fee has been adjusted to be consistent with NOFA guidelines. The total developer fee is \$9,941,950, the deferred developer fee is \$7,441,950, and the cash fee is \$2,500,000.
- Please submit a revised Cash Flow Analysis for 20 years that includes the following information:
  - o Annual Replacement Reserves Deposit per Unit (\$500/unit or 0.06% of Hard Cost, whichever is less)  
 The reserves deposit cell was hidden in the initial submission, please see attached for the updated Cash Flow.
  - o Partnership/Asset Management Fee per Unit (The total of the partnership

management and asset management fee is limited to \$42,318 per year during the tax credit period).

Noted the upper limit is \$42,218 our current projection is shown at \$29,940.

- Vacancy Rate % (5% for multifamily)  
The vacancy rate cell was hidden in the initial submission, please see attached for the updated Cash Flow.
  
- Debt Coverage Ratio (A debt coverage ratio of up to 1.15 is allowed unless there is a higher requirement by senior lenders)  
The DCR row was hidden in the initial submission, please see attached for the updated Cash Flow.

- Operating Expenses/Unit/Year  
The Operating Expenses rows were hidden in the initial submission, please see attached for the updated Cash Flow.
  - Annual Increases for Expenses % (3.5% required)  
The annual increase cell was hidden in the initial submission, please see attached for the updated Cash Flow.
  - Annual Increases for Rental Income % (2.5% required)  
The annual increase cell was hidden in the initial submission, please see attached for the updated Cash Flow.
- Please note, the developer's financial strength is pending review and additional comments and/or questions regarding compliance with this matter may be forthcoming.  
Noted.

Please see The Affordable Housing Program Policies and Procedures for fiscal year 2026/2027 for more information and update the Budget and Cash Flow Analysis as necessary: <https://www.contracosta.ca.gov/DocumentCenter/View/76824/FY-202627-Federal-Funds-for-Affordable-Housing-Guidelines-PDF>.

Summary

Harbor Pointe at Discovery Bay

Property Name:	Harbor Pointe at Discovery Bay		Project #:	732	Number of Units:	170	
Street Address:	1540 Discovery Bay Blvd		Total Rentable Sq.Ft.:	137,525			
State:	California	County:	Contra Costa	APNs:	004-182-006-9	Net Acreage:	6.09
City:	Discovery Bay	TCAC Region:	East Bay Region	CDLAC Pts:	120	Bed/Net Acre:	55.2
Zip Code:	94505	CDLAC Region:	Bay Area Region	CDLAC TieBkr:	202.97%	SDDA/QCT:	SDDA
Project Type:	Large Family	Census tract:	0	TCAC #:		Opportunity Map:	Highest
Project Finance Structure:	4% TC / Bonds	Elevator:	Non-Elevator	CDLAC#:		Prevailing Wage:	None
Income Avg:	Yes	Construct. Type:	Type V	Land Acquisition Date:	10/30/2024	Total Months:	
Senior Lender:		Const. LC:		Finance Closing Date:	8/10/2026		0
Other Debt:				Construction Start:	8/10/2026		0
Bond Issuer:	CMFA	Federal	State	Construction Period:	24 Months	8/10/2028	24
TC Investor:		\$ 0.820	\$ -	Rent-up Period:	8 Months	4/10/2029	32
1st Yr. Credit Delivery:		1st Yr. Credits:		Stabilization Period:	4 Months	8/10/2029	36

Sources (Permanent)	Total	Per Unit	Rate	Fixed/Float	Term	Amort	YM Period	DSCR	LTV	LTC
Tax-Exempt Loan:	\$ 20,970,000	\$ 123,353	6.300%	Fixed	18	40	16.5	1.15	80%	80%
Recycled Bonds:	\$ 2,700,000	\$ 15,882	6.250%	Fixed	18	40	16.5	1.15	80%	80%
Taxable Loan:	\$ 90,000	\$ 529	7.050%	Fixed	18	40	16.5	1.15	80%	80%
NOI During Construction:	\$ 2,759,105	\$ 16,230								
Tax Credit Equity:	\$ 32,497,646	\$ 191,163	Interest Rate	Repay	Term	S/P	% of Residual CF	Pro-rata Share		
Developer's Fee Note: USA MFD	\$ 7,441,950	\$ 43,776	0.00%	Y	55	P	100%	100.0%		
Subsidy Loans: Contra Costa Coun	\$ 2,500,000	\$ 14,706	3.00%	Y	55	S	75%			
Ground Lease Improvement: Safehold	\$ 14,200,000	\$ 83,529		N	99					
<b>Total</b>	<b>\$ 83,158,701</b>	<b>\$ 489,169</b>								

Uses	Total	Per Unit	25% Test	Construction Period Loans
Property Acquisition:	\$ 689,413	\$ 4,055	25% of Land + Dep. Basis: 19,055,405	Const. Period TE Loan: Const. Period Bridge Loan
Construction (incl. Bonds):	\$ 37,638,300	\$ 221,402	Permanent TE Loan: 20,970,000	Floating Floating
Construction General Conditions:	\$ 1,800,000	\$ 10,588	Const. Period TE Loan: -	7.05%
Contractor Overhead & Profit:	\$ 3,635,279	\$ 21,384	Total New Issue TE 20,970,000	36 Months
Construction Contingency:	\$ 3,445,887	\$ 20,270	Surplus/(Gap) to Meet 25%: 1,914,595	85% 85%
Financing Costs:	\$ 10,196,280	\$ 59,978	27.5%	85% 85%
Other Transaction Costs:	\$ 15,811,592	\$ 93,009		
Developer's Fee/Overhead:	\$ 9,941,950	\$ 58,482		
<b>Total</b>	<b>\$ 83,158,701</b>	<b>\$ 489,169</b>		
Over/(Short)	\$ -			

TCAC Cash Developer Fee Limits			
Max. Cash Out DF per TCAC	3,980,650	40.0%	
Minimum Amount to Defer	5,961,300		Pays off: Yr. 16
Additional Cash Avail/(Def. Req)	1,480,650		

Unit Mix & Affordability	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units	% of Affordable
30% TCAC	0	8	8	4	0	20	11.9%
50% TCAC	0	4	9	4	0	17	10.1%
60% TCAC	0	24	49	15	0	88	52.4%
70% TCAC	0	6	18	19	0	43	25.6%
<b>Aff. Sub-total</b>	<b>0</b>	<b>42</b>	<b>84</b>	<b>42</b>	<b>0</b>	<b>168</b>	<b>100.0%</b>
Employee	0	0	1	1	0	2	
<b>Total Units</b>	<b>0</b>	<b>42</b>	<b>85</b>	<b>43</b>	<b>0</b>	<b>170</b>	

Uses of Funds - Basis Determination				Harbor Pointe at Discovery Bay		
170 Units						
Property Acquisition:	Per Unit	Total Costs	Amortized and/or Expensed	Acquisition Basis	Const/Rehab Basis	
Commissions:		\$ 170,000	\$ 170,000	\$ -		
Land/Bridge Loan:		\$ 431,913	\$ -		\$ 431,913	
Holding Costs:		\$ 87,500	\$ -		\$ 87,500	
<b>Total Acquisition:</b>	<b>\$ 4,055</b>	<b>\$ 689,413</b>	<b>\$ 170,000</b>	<b>\$ -</b>	<b>\$ 519,413</b>	
<b>Construction Costs:</b>						
Off-site Improvements:		\$ 196,620	\$ -		\$ 196,620	
On-site Improvements:		\$ 6,554,003	\$ -		\$ 6,554,003	
Common Area:		\$ 1,142,375			\$ 1,142,375	
Clubhouse:		\$ 1,316,460			\$ 1,316,460	
Residential:	\$ 150,902	\$ 25,653,342	\$ -		\$ 25,653,342	
Solar:	\$ 16,326	\$ 2,775,500	\$ -		\$ 2,775,500	
General Conditions:	\$ 75,000	\$ 1,800,000	4.78%	\$ -	\$ 1,800,000	
Overhead & Profit:		\$ 3,635,279	9.22%	\$ -	\$ 3,635,279	
Hard Cost Contingency:	8.0%	\$ 3,445,887	\$ -		\$ 3,445,887	
<b>Sub-Total Construction:</b>	<b>\$ 273,644</b>	<b>\$ 46,519,466</b>	<b>\$ -</b>		<b>\$ 46,519,466</b>	
Insurance / OCIP:	\$ 27,500	\$ 1,279,286	\$ -		\$ 1,279,286	
<b>Total Construction:</b>	<b>\$ 281,169</b>	<b>\$ 47,798,752</b>	<b>\$ -</b>		<b>\$ 47,798,752</b>	
<b>Financing Costs:</b>						
Tax-Exempt Loan:		\$ 1,061,975	\$ 615,509		\$ 446,466	
Taxable Loan:		\$ 900	\$ 900		\$ -	
Const. Period Bridge Loan:		\$ 192,000	\$ 64,000		\$ 128,000	
Ground Lease Improvement:Safehold		\$ 3,113,535	\$ 1,529,950		\$ 1,583,585	
Interest During Construction:		\$ 2,781,146			\$ 2,781,146	
Interest Prior to Conversion:		\$ 2,738,364	\$ 2,738,364		\$ -	
Cost of Issuance:		\$ 281,360	\$ 250,099		\$ 31,261	
<b>Total Financing Costs:</b>		<b>\$ 10,196,280</b>	<b>\$ 5,222,822</b>		<b>\$ 4,973,458</b>	
<b>Other Transaction Costs:</b>						
Market Study:		\$ 13,000	\$ -		\$ 13,000	
Appraisal:		\$ 5,200	\$ -	\$ -	\$ 5,200	
Development:		\$ 285,694	\$ -		\$ 285,694	
Planning & Impact Fees:	\$ 44,126	\$ 7,501,386	\$ -		\$ 7,501,386	
Building Permits:	\$ 6,325	\$ 1,075,172	\$ -		\$ 1,075,172	
Architecture:	\$ 9,445	\$ 951,959	\$ -		\$ 951,959	
Engineering:		\$ 653,686	\$ -		\$ 653,686	
Developer Legal:		\$ 100,000	\$ 100,000	\$ -	\$ -	
Title / Escrow / Organizational Costs:		\$ 185,000	\$ -		\$ 185,000	
Property Taxes During Const:		\$ 660,205	\$ -		\$ 660,205	
Audit / Accounting / Cost Cert:		\$ 45,000	\$ -		\$ 45,000	
Office / Common Area / FF&E:		\$ 583,000	\$ -		\$ 583,000	
Property Mgmt Start-up Costs:		\$ 200,000	\$ 200,000		\$ -	
TCAC App/Allocation/Monitoring Fees:		\$ 158,736	\$ 158,736		\$ -	
Operating Reserves:	3.00 mos.	\$ 971,524	\$ 971,524		\$ -	
Construction Inspections:	\$ 1,500	\$ 36,000	\$ -		\$ 36,000	
Promotion/Marketing:	\$ 671	\$ 114,000	\$ 114,000		\$ -	
Soft Cost Contingency:		\$ 992,744	8.00%	\$ -	\$ 992,744	
<b>Total Other Transaction Costs:</b>		<b>\$ 14,532,306</b>	<b>\$ 1,544,260</b>	<b>\$ -</b>	<b>\$ 12,988,046</b>	
<b>Total Development Costs:</b>		<b>\$ 73,216,751</b>	<b>\$ 6,937,082</b>	<b>\$ -</b>	<b>\$ 66,279,669</b>	
Developer's Fee/Overhead:		\$ 9,941,950		\$ -	\$ 9,941,950	
<b>Total Development Costs:</b>	<b>\$ 489,169</b>	<b>\$ 83,158,701</b>	<b>\$ 6,937,082</b>	<b>\$ -</b>	<b>\$ 76,221,619</b>	
<b>Tax Credit Equity Calculation</b>						
Tax Credit Basis:		\$ 76,221,619		\$ -	\$ 76,221,619	
Voluntarily Basis Reduction:		\$ -			\$ -	
<b>Total Requested adjusted Eligible Basis:</b>		<b>\$ 76,221,619</b>			<b>\$ 76,221,619</b>	
DDA/QCT:	130%	\$ 99,088,105		\$ -	\$ 99,088,105	
Percent of Units Tax Credit Eligible:	100%	\$ 99,088,105	Max. Credit/Award	\$ -	\$ 99,088,105	
Fed. Annual Credits:	4.00%	\$ 3,963,524	\$ 75,000,000	\$ -	\$ 3,963,524	
<b>Total Fed. Credits:</b>	<b>10</b>	<b>\$ 39,635,240</b>				
LP Investor's Percentage Share:	99.99%	\$ 39,631,276		Max Eligible Basis:	\$ 159,468,398	
Tax Credit Equity Contribution @:	\$ 0.8200	\$ 32,497,646			OK	
State Tax Credits				2026	\$ -	
No	0.0%	\$ -	TCAC Award	2027	\$ -	
Total State Credits:	0.00%	\$ -	\$ 50,000,000	2028	\$ -	
Tax Credit Equity Contribution @:	\$ -	\$ -		2029	\$ -	
<b>TOTAL TC EQUITY</b>		<b>\$ 32,497,646</b>				
<b>Developer Fee Calculation</b>						
15% of Non-Adjusted Basis:		\$ 9,941,950		15%	\$ 15.0%	
TCAC Max Developer Fee:			From TCAC reservation	0%	100%	
Max Fee for Basis Calculation:		\$ 9,941,950				

**20-Year Cash Flow**

**Harbor Pointe at Discovery Bay**

		Year:										
		2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	
		1	2	3	4	5	6	7	8	9	10	
<b>Income</b>		Escalation yrs: 0										
Affordable Rental Income:		2.5%	\$ 4,213,680	\$ 4,319,022	\$ 4,426,998	\$ 4,537,672	\$ 4,651,114	\$ 4,767,392	\$ 4,886,577	\$ 5,008,741	\$ 5,133,960	\$ 5,262,309
Other Income:		2.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gross Potential Income:			\$ 4,360,954	\$ 4,469,241	\$ 4,580,221	\$ 4,693,960	\$ 4,810,528	\$ 4,929,994	\$ 5,052,431	\$ 5,177,912	\$ 5,306,514	\$ 5,438,315
Vacancy/Collection Loss:	5.00%		\$ 218,048	\$ 223,462	\$ 229,011	\$ 234,698	\$ 240,526	\$ 246,500	\$ 252,622	\$ 258,896	\$ 265,326	\$ 271,916
Net Rental Income:			\$ 4,142,906	\$ 4,245,779	\$ 4,351,210	\$ 4,459,262	\$ 4,570,002	\$ 4,683,494	\$ 4,799,809	\$ 4,919,017	\$ 5,041,189	\$ 5,166,399
<b>Operating Expenses</b>		Escalation yrs: 0										
Operating Expenses:	\$ 6,144	3.5%	\$ 1,044,518	\$ 1,081,076	\$ 1,118,913	\$ 1,158,075	\$ 1,198,608	\$ 1,240,559	\$ 1,283,979	\$ 1,328,918	\$ 1,375,430	\$ 1,423,570
Resident Services:		3.0%	\$ 29,400	\$ 30,282	\$ 31,190	\$ 32,126	\$ 33,090	\$ 34,083	\$ 35,105	\$ 36,158	\$ 37,243	\$ 38,360
Property Taxes/Assessments:	\$ 1,028	2.0%	\$ 174,760	\$ 178,255	\$ 181,820	\$ 185,457	\$ 189,166	\$ 192,949	\$ 196,808	\$ 200,744	\$ 204,759	\$ 208,854
Ground Lease Payment:	\$ 5,495	2.0%	\$ 934,200	\$ 952,884	\$ 971,942	\$ 991,381	\$ 1,011,208	\$ 1,031,432	\$ 1,052,061	\$ 1,073,102	\$ 1,094,564	\$ 1,116,455
Capital Replacement Reserves:	\$ 500	3.0%	\$ 85,000	\$ 87,550	\$ 90,177	\$ 92,882	\$ 95,668	\$ 98,538	\$ 101,494	\$ 104,539	\$ 107,675	\$ 110,906
Total Operating Expenses:			\$ 2,267,878	\$ 2,330,047	\$ 2,394,042	\$ 2,459,920	\$ 2,527,740	\$ 2,597,562	\$ 2,669,447	\$ 2,743,462	\$ 2,819,672	\$ 2,898,146
<b>Net Operating Income:</b>			<b>\$ 1,875,028</b>	<b>\$ 1,915,732</b>	<b>\$ 1,957,168</b>	<b>\$ 1,999,342</b>	<b>\$ 2,042,262</b>	<b>\$ 2,085,933</b>	<b>\$ 2,130,362</b>	<b>\$ 2,175,555</b>	<b>\$ 2,221,517</b>	<b>\$ 2,268,253</b>
<b>Amortizing Loan Payments and Financing Fees</b>												
Tax-Exempt Loan:			\$ 1,428,660	\$ 1,428,660	\$ 1,428,660	\$ 1,428,660	\$ 1,428,660	\$ 1,428,660	\$ 1,428,660	\$ 1,428,660	\$ 1,428,660	\$ 1,428,660
Recycled Bonds:			\$ 182,807	\$ 182,807	\$ 182,807	\$ 182,807	\$ 182,807	\$ 182,807	\$ 182,807	\$ 182,807	\$ 182,807	\$ 182,807
Taxable Loan:			\$ 6,751	\$ 6,751	\$ 6,751	\$ 6,751	\$ 6,751	\$ 6,751	\$ 6,751	\$ 6,751	\$ 6,751	\$ 6,751
Issuer Administration Fee:	\$ 11,880		\$ 11,880	\$ 11,880	\$ 11,880	\$ 11,880	\$ 11,880	\$ 11,880	\$ 11,880	\$ 11,880	\$ 11,880	\$ 11,880
Trustee Fee:	\$ -	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
After Amortizing Loan Payments and Financing Fees:			\$ 244,931	\$ 285,635	\$ 327,070	\$ 369,244	\$ 412,164	\$ 455,835	\$ 500,265	\$ 545,457	\$ 591,419	\$ 638,155
		DCR	1.15	1.18	1.20	1.23	1.25	1.28	1.31	1.33	1.36	1.39
		25% Debt Service Test	15.0%	17.5%	20.1%	22.7%	25.3%	28.0%	30.7%	33.5%	36.3%	39.1%
<b>Priority Distributions</b>												
Asset Management Fee (TC Investor):	\$ 7,500	3.0%	\$ 7,500	\$ 7,725	\$ 7,957	\$ 8,195	\$ 8,441	\$ 8,695	\$ 8,955	\$ 9,224	\$ 9,501	\$ 9,786
Social Services Fee (Subordinate):	\$ -	3.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subordinated Property Management Fee:	Residual Receipts: N	1.0%	\$ 41,429	\$ 42,458	\$ 43,512	\$ 44,593	\$ 45,700	\$ 46,835	\$ 47,998	\$ 49,190	\$ 50,412	\$ 51,664
Managing General Partner Fee:	\$ 11	2.0%	\$ 22,440	\$ 22,889	\$ 23,347	\$ 23,814	\$ 24,290	\$ 24,776	\$ 25,271	\$ 25,777	\$ 26,292	\$ 26,818
Administrative General Partner Fee:	\$ -	3.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash After Priority Distributions:			\$ 173,562	\$ 212,563	\$ 252,255	\$ 292,643	\$ 333,733	\$ 375,530	\$ 418,040	\$ 461,267	\$ 505,215	\$ 549,888
<b>Residual Loan Payments</b>												
Developer's Fee Note:	USA MFD	\$ 7,441,950	\$ 173,562	\$ 212,563	\$ 252,255	\$ 292,643	\$ 333,733	\$ 375,530	\$ 418,040	\$ 461,267	\$ 505,215	\$ 549,888
Subsidy Loans:	Contra Costa County	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subsidy Loans:		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash After Residual Loan Payments:			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**20-Year Cash Flow**

**labor Pointe at Discovery Bay**

		Year:										
		2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	
		11	12	13	14	15	16	17	18	19	20	
<b>Income</b>		Escalation yrs: 0										
Affordable Rental Income:		2.5%	\$ 5,393,867	\$ 5,528,713	\$ 5,666,931	\$ 5,808,604	\$ 5,953,820	\$ 6,102,665	\$ 6,255,232	\$ 6,411,612	\$ 6,571,903	\$ 6,736,200
Other Income:		2.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gross Potential Income:			\$ 5,573,392	\$ 5,711,830	\$ 5,853,710	\$ 5,999,119	\$ 6,148,144	\$ 6,300,876	\$ 6,457,407	\$ 6,617,831	\$ 6,782,246	\$ 6,950,750
Vacancy/Collection Loss:	5.00%		\$ 278,670	\$ 285,591	\$ 292,685	\$ 299,956	\$ 307,407	\$ 315,044	\$ 322,870	\$ 330,892	\$ 339,112	\$ 347,538
Net Rental Income:			\$ 5,294,723	\$ 5,426,238	\$ 5,561,024	\$ 5,699,163	\$ 5,840,737	\$ 5,985,832	\$ 6,134,536	\$ 6,286,939	\$ 6,443,133	\$ 6,603,213
<b>Operating Expenses</b>		Escalation yrs: 0										
Operating Expenses:	\$ 6,144	3.5%	\$ 1,473,395	\$ 1,524,964	\$ 1,578,338	\$ 1,633,580	\$ 1,690,755	\$ 1,749,931	\$ 1,811,179	\$ 1,874,570	\$ 1,940,180	\$ 2,008,086
Resident Services:		3.0%	\$ 39,511	\$ 40,696	\$ 41,917	\$ 43,175	\$ 44,470	\$ 45,804	\$ 47,178	\$ 48,594	\$ 50,052	\$ 51,553
Property Taxes/Assessments:	\$ 1,028	2.0%	\$ 213,031	\$ 217,292	\$ 221,638	\$ 226,071	\$ 230,592	\$ 235,204	\$ 239,908	\$ 244,706	\$ 249,600	\$ 254,592
Ground Lease Payment:	\$ 5,495	2.0%	\$ 1,138,785	\$ 1,161,560	\$ 1,184,791	\$ 1,208,487	\$ 1,232,657	\$ 1,257,310	\$ 1,282,456	\$ 1,308,106	\$ 1,334,268	\$ 1,360,953
Capital Replacement Reserves:	\$ 500	3.0%	\$ 114,233	\$ 117,660	\$ 121,190	\$ 124,825	\$ 128,570	\$ 132,427	\$ 136,400	\$ 140,492	\$ 144,707	\$ 149,048
Total Operating Expenses:			\$ 2,978,955	\$ 3,062,173	\$ 3,147,874	\$ 3,236,138	\$ 3,327,044	\$ 3,420,677	\$ 3,517,122	\$ 3,616,468	\$ 3,718,806	\$ 3,824,233
<b>Net Operating Income:</b>			<b>\$ 2,315,768</b>	<b>\$ 2,364,065</b>	<b>\$ 2,413,150</b>	<b>\$ 2,463,025</b>	<b>\$ 2,513,693</b>	<b>\$ 2,565,155</b>	<b>\$ 2,617,415</b>	<b>\$ 2,670,472</b>	<b>\$ 2,724,327</b>	<b>\$ 2,778,980</b>
<b>Amortizing Loan Payments and Financing Fees</b>												
Tax-Exempt Loan:			\$ 1,428,660	\$ 1,428,660	\$ 1,428,660	\$ 1,428,660	\$ 1,428,660	\$ 1,428,660	\$ 1,428,660	\$ 1,428,660	\$ 1,428,660	\$ 1,428,660
Recycled Bonds:			\$ 182,807	\$ 182,807	\$ 182,807	\$ 182,807	\$ 182,807	\$ 182,807	\$ 182,807	\$ 182,807	\$ 182,807	\$ 182,807
Taxable Loan:			\$ 6,751	\$ 6,751	\$ 6,751	\$ 6,751	\$ 6,751	\$ 6,751	\$ 6,751	\$ 6,751	\$ 6,751	\$ 6,751
Issuer Administration Fee:	\$ 11,880		\$ 11,880	\$ 11,880	\$ 11,880	\$ 11,880	\$ 11,880	\$ 11,880	\$ 11,880	\$ 11,880	\$ 11,880	\$ 11,880
Trustee Fee:	\$ -	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
After Amortizing Loan Payments and Financing Fees:			\$ 685,670	\$ 733,968	\$ 783,053	\$ 832,927	\$ 883,595	\$ 935,058	\$ 987,317	\$ 1,040,374	\$ 1,094,230	\$ 1,148,882
		DCR	1.42	1.45	1.48	1.51	1.54	1.57	1.61	1.64	1.67	1.70
		25% Debt Service Test	42.1%	45.0%	48.0%	51.1%	54.2%					
<b>Priority Distributions</b>												
Asset Management Fee (TC Investor):	\$ 7,500	3.0%	\$ 10,079	\$ 10,382	\$ 10,693	\$ 11,014	\$ 11,344	\$ 11,685	\$ 12,035	\$ 12,396	\$ 12,768	\$ 13,151
Social Services Fee (Subordinate):	\$ -	3.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subordinated Property Management Fee:	Residual Receipts: N	1.0%	\$ 52,947	\$ 54,262	\$ 55,610	\$ 56,992	\$ 58,407	\$ 59,858	\$ 61,345	\$ 62,869	\$ 64,431	\$ 66,032
Managing General Partner Fee:	\$ 11	2.0%	\$ 27,354	\$ 27,901	\$ 28,459	\$ 29,029	\$ 29,609	\$ 30,201	\$ 30,805	\$ 31,421	\$ 32,050	\$ 32,691
Administrative General Partner Fee:	\$ -	3.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash After Priority Distributions:			\$ 595,289	\$ 641,422	\$ 688,290	\$ 735,893	\$ 784,234	\$ 833,313	\$ 883,131	\$ 933,687	\$ 984,980	\$ 1,037,008
<b>Residual Loan Payments</b>												
Developer's Fee Note:	USA MFD	\$ 7,441,950	\$ 595,289	\$ 641,422	\$ 688,290	\$ 735,893	\$ 784,234	\$ 833,313	\$ 883,131	\$ 933,687	\$ 984,980	\$ 1,037,008
Subsidy Loans:	Contra Costa County	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 308,390	\$ 662,348	\$ 700,265	\$ 738,735	\$ 777,756
Subsidy Loans:		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash After Residual Loan Payments:			\$ -	\$ -	\$ -	\$ -	\$ -	\$ 102,797	\$ 220,783	\$ 233,422	\$ 246,245	\$ 259,252