

**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Project Staff Report**  
**Tax-Exempt Bond Project**  
**June 15, 2022**

Fiddymment Apartments, located at 2700 N. Hayden Parkway in Roseville, requested and is being recommended for a reservation of \$5,847,056 in annual federal tax credits and \$20,460,000 in total state tax credits to finance the new construction of 326 units of housing serving large families with rents affordable to households earning 30%-60% of area median income (AMI). The project will be developed by Pacific West Communities Inc., and will be located in Senate District 4 and Assembly District 6.

Fiddymment Apartments' financing includes state funding from the Mixed-Income Program (MIP) through CalHFA.

**Project Number** CA-22-463

**Project Name** Fiddymment Apartments  
**Site Address:** 2700 N. Hayden Parkway  
 Roseville CA, 95747 County: Placer  
**Census Tract:** 213.22

<b>Tax Credit Amounts</b>	<b>Federal/Annual</b>	<b>State/Total *</b>
Requested:	\$5,847,056	\$20,460,000
Recommended:	\$5,847,056	\$20,460,000

\* The applicant made an election to sell (Certificate) all or any portion of the state credits.

**Applicant Information**

**Applicant:** Central Valley Coalition for Affordable Housing  
**Contact:** Christina Alley  
**Address:** 3351 M Street, Suite 100  
 Merced, CA 95348  
**Phone:** 209.388.0782  
**Email:** chris@centralvalleycoalition.com

General Partner(s) or Principal Owner(s): Central Valley Coalition for Affordable Housing  
 TPC Holdings IX, LLC  
 Roseville Fiddymment, LLC

General Partner Type: Joint Venture

Parent Company(ies): Central Valley Coalition for Affordable Housing  
 The Pacific Companies  
 Maracor Development

Developer: Pacific West Communities, Inc.

Bond Issuer: California Housing Finance Agency (CalHFA)

Investor/Consultant: Boston Financial

Management Agent: ConAm Management Corporation

**Project Information**

Construction Type: New Construction

Total # Residential Buildings: 11

Total # of Units: 330

No. / % of Low Income Units: 326 100.00%

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

Federal Subsidy: Tax-Exempt

**Information**

Housing Type: Large Family

Geographic Area: Capital Region

TCAC Project Analyst: Nick White

**55-Year Use / Affordability**

<u>Aggregate Targeting Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI: 33	10%
50% AMI: 66	20%
60% AMI: 148	45%
80% AMI: 79	24%

**Unit Mix**

162 1-Bedroom Units  
 84 2-Bedroom Units  
 84 3-Bedroom Units  


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 330 Total Units

<u>Unit Type &amp; Number</u>	<u>2021 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
17 1 Bedroom	30%	\$510
34 1 Bedroom	50%	\$850
84 1 Bedroom	60%	\$1,020
27 1 Bedroom	80%	\$1,360
8 2 Bedrooms	30%	\$612
16 2 Bedrooms	50%	\$1,020
32 2 Bedrooms	60%	\$1,224
26 2 Bedrooms	80%	\$1,632
8 3 Bedrooms	30%	\$706
16 3 Bedrooms	50%	\$1,178
32 3 Bedrooms	60%	\$1,413
26 3 Bedrooms	80%	\$1,885
2 2 Bedrooms	Manager's Unit	\$0
2 3 Bedrooms	Manager's Unit	\$0

#### **Project Cost Summary at Application**

Land and Acquisition	\$4,449,628
Construction Costs	\$69,831,488
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$3,500,000
Soft Cost Contingency	\$800,000
Relocation	\$0
Architectural/Engineering	\$1,080,000
Const. Interest, Perm. Financing	\$5,946,270
Legal Fees	\$183,000
Reserves	\$1,432,853
Other Costs	\$17,474,568
Developer Fee	\$14,666,527
Commercial Costs	\$0
<b>Total</b>	<b>\$119,364,334</b>

#### **Residential**

Construction Cost Per Square Foot:	\$242
Per Unit Cost:	\$361,710
True Cash Per Unit Cost*:	\$337,771

<b>Construction Financing</b>		<b>Permanent Financing</b>	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Citibank - Tax-Exempt Bonds	\$61,000,000	CalHFA	\$36,000,000
Citibank - Taxable Bonds	\$28,772,088	CalHFA MIP Loan	\$8,000,000
Deferred Developer Fee	\$14,666,527	Deferred Developer Fee	\$7,900,000
Deferred Costs	\$1,432,853	Tax Credit Equity	\$67,464,334
Tax Credit Equity	\$13,492,866	<b>TOTAL</b>	<b>\$119,364,334</b>

\*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

**Determination of Credit Amount(s)**

Requested Eligible Basis:	\$112,443,378
130% High Cost Adjustment:	Yes
Requested Eligible Basis:	\$0
Applicable Fraction:	100.00%
Qualified Basis:	\$146,176,391
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$5,847,056
Total State Credit:	\$20,460,000
Approved Developer Fee (in Project Cost & Eligible Basis):	\$14,666,527
Investor/Consultant:	Boston Financial
Federal Tax Credit Factor:	\$0.85991
State Tax Credit Factor:	\$0.83992

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**

This Project's annual per unit operating expense total is below the CTCAC published per unit operating minimums of \$4,800. As allowed by TCAC Regulation Section 10327(g)(1), TCAC approves an annual per unit operating expense total of \$4,092 on agreement of the permanent lender and equity investor.

**Resyndication and Resyndication Transfer Event: None**

**Standard Conditions**

If applicant is receiving tax-exempt bond financing from other than CalHFA, the applicant shall apply for a bond allocation from the California Debt Limit Allocation Committee’s next scheduled meeting, if not previously granted an allocation; shall have received an allocation from CDLAC; and, shall issue bonds within time limits specified by CDLAC.

The applicant anticipates financing more than 50% 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.

TCAC 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 TCAC.

The applicant must pay TCAC a reservation fee calculated in accordance with regulation. Additionally, TCAC 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 TCAC 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, TCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from TCAC, 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 TCAC 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 TCAC in its final feasibility analysis.

**CDLAC Additional Conditions**

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the TCAC placed in service review, TCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.