

**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**

**Project Staff Report  
Tax-Exempt Bond Project  
June 15, 2022**

Hayden Parkway Apartments, located at 2801 N. Hayden Parkway in Roseville, requested and is being recommended for a reservation of \$1,942,060 in annual federal tax credits and \$7,093,194 in total state tax credits to finance the new construction of 93 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 Hampstead Development Partners, Inc. and will be located in Senate District 4 and Assembly District 6.

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

**Project Number** CA-22-507

**Project Name** Hayden Parkway Apartments  
**Site Address:** 2801 N. Hayden Parkway  
Roseville CA, 95747 County: Placer  
**Census Tract:** 0213.22

<b>Tax Credit Amounts</b>	<b>Federal/Annual</b>	<b>State/Total *</b>
Requested:	\$1,942,060	\$7,093,194
Recommended:	\$1,942,060	\$7,093,194

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

**Applicant Information**

**Applicant:** Affordable Housing Community Development Corporation  
**Contact:** Walter C. McGill, Jr.  
**Address:** 501 Cambridge Court  
Alpharetta GA, 30005  
**Phone:** (678) 867-6784  
**Email:** waltmcgill@gmail.com

**General Partner(s) or Principal Owner(s):** Fiddy Affordable GP, LLC  
Affordable Housing Community Development Corp.

**General Partner Type:** Joint Venture

**Parent Company(ies):** Oceanside Capital Advisors, LLC  
Hampstead Development Partners, Inc.

**Developer:** Hampstead Development Partners, Inc.

**Bond Issuer:** CSCDA

**Investor/Consultant:** Candeur Group LLC

**Management Agent:** FPI Management

**Project Information**

Construction Type: New Construction  
 Total # Residential Buildings: 5  
 Total # of Units: 94  
 No. / % of Low Income Units: 93 100.00%  
 Federal Set-Aside Elected: 40%/60%  
 Federal Subsidy: Tax-Exempt / HUD-Project Based Vouchers (8 units - 9%)

**Information**

Housing Type: Large Family  
 Geographic Area: Capital Region  
 CTCAC Project Analyst: Dylan Hervey

**55-Year Use / Affordability**

<u>Aggregate Targeting Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI: 10	11%
50% AMI: 63	68%
60% AMI: 20	22%

**Unit Mix**

22 1-Bedroom Units
41 2-Bedroom Units
31 3-Bedroom Units
<u>94 Total Units</u>

<u>Unit Type &amp; Number</u>	<u>2021 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
3 1 Bedroom	30%	\$510
14 1 Bedroom	50%	\$850
5 1 Bedroom	60%	\$1,020
4 2 Bedrooms	30%	\$612
28 2 Bedrooms	50%	\$1,020
8 2 Bedrooms	60%	\$1,224
3 3 Bedrooms	30%	\$706
21 3 Bedrooms	50%	\$1,178
7 3 Bedrooms	60%	\$1,413
1 2 Bedrooms	Manager's Unit	\$0

**Project Cost Summary at Application**

Land and Acquisition	\$2,130,475
Construction Costs	\$24,540,330
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$1,227,017
Soft Cost Contingency	\$75,000
Relocation	\$0
Architectural/Engineering	\$674,929
Const. Interest, Perm. Financing	\$1,465,310
Legal Fees	\$211,500
Reserves	\$0
Other Costs	\$5,142,572
Developer Fee	\$4,871,388
Commercial Costs	\$0
<b>Total</b>	<b>\$40,338,521</b>

**Residential**

Construction Cost Per Square Foot:	\$281
Per Unit Cost:	\$429,133
True Cash Per Unit Cost*:	\$403,711

**Construction Financing**

Source	Amount
Red Stone-Tax-Exempt	\$19,350,000
City of Roseville	\$2,500,000
Solar Credit Equity	\$177,450
Donated Land	\$2,130,000
Deferred Developer Fees	\$2,389,662
Tax Credit Equity	\$13,791,409

**Permanent Financing**

Source	Amount
Red Stone	\$10,500,000
City of Roseville	\$2,500,000
Solar Credit Equity	\$177,450
Donated Land	\$2,130,000
Deferred Developer Fees	\$2,389,662
Tax Credit Equity	\$22,641,409
<b>TOTAL</b>	<b>\$40,338,521</b>

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

**Determination of Credit Amount(s)**

Requested Eligible Basis:	\$37,347,309
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$48,551,502
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$1,942,060
Total State Credit:	\$7,093,194
Approved Developer Fee (in Project Cost & Eligible Basis):	\$4,871,388
Investor/Consultant:	Candeur Group LLC
Federal Tax Credit Factor:	\$0.87000
State Tax Credit Factor:	\$0.81000

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**

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.

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. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.