

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

2025 First Round

June 18, 2025

Pacific Street Apartments Nine, located at Pacific Street and Pine Street in Rocklin, requested and is being recommended for a reservation of \$2,403,500 in annual federal tax credits to finance the new construction of 59 units of housing serving families with rents affordable to households earning 30%-60% of area median income (AMI). The project will be developed by Community HousingWorks and will be located in Senate District 6 and Assembly District 5.

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

Project Number CA-25-022

Project Name Pacific Street Apartments Nine
Site Address: Pacific Street and Pine Street
Rocklin, CA 95677
County: Placer
Census Tract: 211.03

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$2,403,500	\$0
Recommended:	\$2,403,500	\$0

Applicant Information

Applicant: Community HousingWorks
Contact: Samantha Issel
Address: 3111 Camino Del Rio North, Suite 800
San Diego, CA 92108
Phone: 619.795.1161
Email: sissel@chworks.org

General Partner / Principal Owner: CHW Pacific Street Nine LLC
General Partner Type: Nonprofit
Parent Company: Community HousingWorks
Developer: Community HousingWorks
Investor/Consultant: California Housing Partnership
Management Agents: ConAm Management Corporation

Project Information

Construction Type: New Construction
Total # Residential Buildings: 2
Total # of Units: 60
No. & % of Tax Credit Units: 59 100%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: HUD Section 8 Project-based Vouchers (8 Units - 13%)

Information

Set-Aside: N/A
Housing Type: Large Family
Geographic Area: Capital Region
CTCAC Project Analyst: Chris Saenz

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percent of Required Affordable Units
At or Below 30% AMI:	14	20%
At or Below 50% AMI:	24	40%
At or Below 60% AMI:	21	35%

Unit Mix

24	1-Bedroom Units
16	2-Bedroom Units
20	3-Bedroom Units
60	Total Units

Unit Type & Number	2024 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
6 1 Bedroom	30%	\$663
2 2 Bedrooms	30%	\$795
6 3 Bedrooms	30%	\$919
13 1 Bedroom	50%	\$1,105
5 2 Bedrooms	50%	\$1,326
6 3 Bedrooms	50%	\$1,532
5 1 Bedroom	60%	\$1,326
8 2 Bedrooms	60%	\$1,591
8 3 Bedrooms	60%	\$1,839
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$4,437,537
Construction Costs	\$20,134,719
Rehabilitation Costs	\$0
Construction Contingency	\$1,286,284
Relocation	\$0
Architectural/Engineering	\$1,305,273
Const. Interest, Perm. Financing	\$2,644,179
Legal Fees	\$123,100
Reserves	\$229,452
Other Costs	\$3,264,674
Developer Fee	\$2,500,000
Commercial Costs	\$0
Total	\$35,925,218

Residential

Construction Cost Per Square Foot:	\$513
Per Unit Cost:	\$598,754
True Cash Per Unit Cost*:	\$575,286

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
US Bank	\$24,145,997	US Bank	\$8,352,000
City of Rocklin: Ground Lease	\$3,768,084	City of Rocklin: Ground Lease	\$3,768,084
Deferred Costs	\$1,150,678	Deferred Developer Fee	\$1,408,066
Deferred Developer Fee	\$1,408,066	Tax Credit Equity	\$22,397,068
Tax Credit Equity	\$5,452,393	TOTAL	\$35,925,218

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$20,542,735
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$26,705,556
Applicable Rate:	9.00%
Total Maximum Annual Federal Credit:	\$2,403,500
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,500,000
Federal Tax Credit Factor:	\$0.93185

The "as if vacant" land value and the existing improvement value established at application, 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, unless a waiver has been granted for a purchase price not to exceed the sum of third party debt that will be assumed or paid off. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

Tie-Breaker Information

First:	Large Family
Self-Score Final:	79.635%
CTCAC Final:	79.584%

Significant Information / Additional Conditions:

This 110 unit application was submitted as a hybrid application serving large families. The project is comprised of a 9% component (CA-25-022) consisting of 60 units and a 4% component (CA-24-553) consisting of 50 units. The project will be served by one manager unit located on the 9% component.

Resyndication and Resyndication Transfer Event: None.

Local Reviewing Agency

The Local Reviewing Agency, City of Rocklin, has completed a site review of this project and strongly supports this project.

Standard Conditions

The applicant must submit all documentation required for a Carryover Allocation and any Readiness to Proceed Requirements elected. Failure to provide the documentation at the time required may result in rescission of the Credit reservation and cancellation of a carryover allocation.

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 performance deposit and allocation 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.

The applicant must ensure the project meets all Additional Threshold Requirements of the proposed project. If points were awarded for service amenities, the applicant will be required to provide such amenity or amenities identified in the application, for a minimum period of fifteen years and at no cost to the tenants. Applicants that received increases (exceptions to limits) in the threshold basis limit under Section 10327(c)(5) must submit the certification required by Section 10322(i)(2) at project completion.

Points System	Max. Possible Points	Requested Points	Points Awarded
Owner / Management Characteristics	10	10	10
General Partner Experience	7	7	7
Management Experience	3	3	3
Housing Needs	10	10	10
Site Amenities	15	15	15
Within 1/3 mile of transit station or public bus stop	4	4	4
Within 1/2 mile of public park or community center open to general public	3	3	3
Within 1/2 mile of public library	3	3	3
Within 1 mile of a full-scale grocery/supermarket of at least 25,000 sf	4	4	4
Within 1/2 mile of a public middle school	3	3	3
Within 1 mile of a pharmacy	1	1	1
Highest or High Resource Area	8	8	8
Service Amenities	10	10	10
LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES			
Adult ed/health & wellness/skill bldg classes, min. 84 hrs/yr instruction	7	7	7
Health & wellness services and programs, minimum 60 hrs per 100 bdrms	3	3	3
Lowest Income	52	52	52
Basic Targeting	50	50	50
Deeper Targeting – at least 10% of Low Income Units @ 30% AMI or less	2	2	2
Readiness to Proceed	10	10	10
Miscellaneous Federal and State Policies	2	2	2
Smoke Free Residence	2	2	2
Total Points	109	109	109

Please Note: If more than the maximum Site Amenity points were requested, not all amenities may have been scored and/or verified.

DO NOT RELY ON SCORING IN THIS COMPETITIVE CYCLE FOR FUTURE APPLICATIONS. ALL RE-APPLICATIONS ARE REVIEWED WITHOUT RELIANCE ON PAST SCORING.