

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE  
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE  
Project Staff Report  
Qualified Private Activity Tax-Exempt Bond Project  
December 10, 2025**

Diamond Village Apartments II, located at 750 Black Rice Road in Placerville on a 5.71 acre site, requested and is being recommended for a reservation of \$1,197,070 in annual federal tax credits and \$6,560,027 of tax-exempt bond cap to finance the new construction of 31 units of housing, consisting of 30 restricted rental units and 1 unrestricted manager's unit. The project will have 8 one-bedroom units, 16 two-bedroom units, and 7 three-bedroom units, serving special needs tenants with rents affordable to households earning 30%-60% of area median income (AMI). The construction is expected to begin in May 2026 and be completed in March 2028. The project will be developed by SNO Foundation and will be located in Senate District 4 and Assembly District 5.

**Project Number** CA-25-722

**Project Name** Diamond Village Apartments II  
Site Address: 750 Black Rice Road  
Placerville, CA 95667  
County: El Dorado  
Census Tract: 315.06

<b>Tax Credit Amounts</b>	<b>Federal/Annual</b>	<b>State/Total</b>
Requested:	\$1,197,070	\$0
Recommended:	\$1,197,070	\$0

**Tax-Exempt Bond Allocation**  
Recommended: \$6,560,027

**CTCAC Applicant Information**  
CTCAC Applicant/CDLAC Sponsor: Diamond Village Apartments II, LP  
Contact: Sergei Oleshko  
Address: 16935 West Bernardo Drive, Suite 238  
San Diego, CA 92127  
Phone: (916) 949-8882  
Email: sergei@snofoundation.org

**Bond Financing Information**  
CDLAC Applicant/Bond Issuer: California Municipal Finance Authority  
Bond Counsel: Jones Hall, A Professional Law Corporation  
Private Placement Purchaser: Citibank, N.A.

**Development Team**  
General Partners / Principal Owners: PSCDC Diamond Springs Two LLC  
SNO Diamond Springs Two LLC  
General Partner Type: Nonprofit  
Parent Companies: Pacific Southwest Community Development Corporation  
SNO Foundation  
Developer: SNO Foundation  
Investor/Consultant: CREA, LLC  
Management Agent: Barker Management, Inc.

**Project Information**

Construction Type: New Construction  
 Total # Residential Buildings: 4  
 Total # of Units: 31  
 No. / % of Low Income Units: 30 100.00%  
 Average Targeted Affordability: 37.00%  
 Federal Set-Aside Elected: 40%/60%  
 Federal Subsidy: Tax-Exempt / HOME - American Rescue Plan (ARP)

**Information**

Housing Type: Special Needs  
 % of Special Need Units: 23 units 77%  
 Geographic Area: Northern Region  
 State Ceiling Pool: Rural  
 CDLAC Project Analyst: Anthony Wey  
 CTCAC Project Analyst: Chris Saenz

**55-Year Use / Affordability**

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	23	77%
60% AMI:	7	23%

**Unit Mix**

8	1-Bedroom Units
16	2-Bedroom Units
7	3-Bedroom Units
31	Total Units

<u>Unit Type &amp; Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
6 1 Bedroom	30%	\$723
2 1 Bedroom	30%	\$723
11 2 Bedrooms	30%	\$868
5 2 Bedrooms	60%	\$1,737
4 3 Bedrooms	30%	\$1,003
2 3 Bedrooms	60%	\$1,891
1 3 Bedrooms	Manager's Unit	\$0

**Project Cost Summary at Application**

Land and Acquisition	\$2,120,000
Construction Costs	\$14,127,764
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$693,135
Soft Cost Contingency	\$300,000
Relocation	\$0
Architectural/Engineering	\$655,000
Const. Interest, Perm. Financing	\$1,595,773
Legal Fees	\$2,492,249
Reserves	\$3,704,013
Other Costs	\$321,244
Developer Fee	\$3,836,763
Commercial Costs	\$0
<b>Total</b>	<b>\$29,845,941</b>

**Residential**

Construction Cost Per Square Foot:	\$402
Per Unit Cost:	\$962,772
Estimated Hard Per Unit Cost:	\$390,735
True Cash Per Unit Cost*:	\$883,084
Bond Allocation Per Unit:	\$211,614
Bond Allocation Per Restricted Rental Unit:	\$218,668

**Construction Financing**

Source	Amount
Citibank: Tax-Exempt	\$6,560,027
Citibank: Taxable	\$76,594
HCD: HOME - ARP	\$14,240,000
Deferred Costs	\$7,532,980
Tax Credit Equity	\$1,436,340

**Permanent Financing**

Source	Amount
HCD: HOME - ARP	\$14,240,000
HCD: HOME - ARP Grant	\$3,560,000
Deferred Developer Fee	\$2,470,339
Tax Credit Equity	\$9,575,602
<b>TOTAL</b>	<b>\$29,845,941</b>

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

**Determination of Credit Amount(s)**

Requested Eligible Basis:	\$23,020,578
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$29,926,751
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$1,197,070
Approved Developer Fee (in Project Cost & Eligible Basis):	\$3,836,763
Federal Tax Credit Factor:	\$0.79992

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.

**CTCAC Significant Information / Additional Conditions**

The project will restrict 23 Low-Income Units (77% of the Low-Income Units) to serve Special Needs Populations, as defined in CTCAC Regulations Section 10302(kkk).

**CDLAC Analyst Comments:** 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. 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.

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).

<b>Point Criteria</b>	<b>New Const. Max. Points</b>	<b>Rehabilitation Max. Points</b>	<b>Points Scored</b>
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	0
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	9
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
<b>Total Points</b>	120	110	119

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

**Tie Breaker:** 162.943%