

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE  
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE  
Project Staff Report  
Qualified Private Activity Tax-Exempt Bond Project  
May 12, 2026**

Auburn Falls, LP, located at four sites (see below) in Sacramento County on a total of 4.07 acres, requested and is being recommended for a reservation of \$1,596,026 in annual federal tax credits and \$12,151,052 of tax-exempt bond cap to finance the acquisition & rehabilitation of 76 units of housing, consisting of 76 restricted rental units. The project has 18 one-bedroom units, 46 two-bedroom units, and 12 three-bedroom units, serving tenants with rents affordable to households earning 40%-80% of area median income (AMI). The construction is expected to begin in July 2026 and be completed in March 2027. The project will be developed by Sacramento Housing Authority Repositioning Program, Inc. (SHARP) and is located in Senate District 6 and Assembly District 7.

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

<b>Project Number</b>	CA-26-523	
<b>Project Name</b>	Auburn Falls, LP	
Site Addresses:	Site 1: Englebrook 5735 Engle Road Carmichael, CA 95608 County: Sacramento Census Tract: 0076.02	Site 2: Sierra Hills 6054 Shupe Drive Citrus Heights, CA 95621 County: Sacramento Census Tract: 0081.19
	Site 3: Sunset Ridge 7501 Sunset Avenue Fair Oaks, CA 95628 County: Sacramento Census Tract: 0080.07	Site 4: Tiara Terrace 7500 Tiara Way Citrus Heights, CA 95610 County: Sacramento Census Tract: 0081.40

**Tax Credit Amounts**

	<b>Federal/Annual</b>	<b>State/Total</b>
Requested:	\$1,596,026	\$0
Recommended:	\$1,596,026	\$0

**Tax-Exempt Bond Allocation**

Recommended:	\$12,151,052
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**CTCAC Applicant Information**

CTCAC Applicant/CDLAC Sponsor:	Sacramento Housing Authority Repositioning Program (SHARP)
Contact:	Christine Weichert
Address:	801 12th Street Sacramento, CA 95814
Phone:	916-440-1353
Email:	cweichert@shra.org

**Bond Financing Information**

CDLAC Applicant/Bond Issuer:	Housing Authority of the County of Sacramento
Bond Counsel:	Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser:	Citibank, N.A.

**Development Team**

General Partner / Principal Owner:	Auburn Falls, LLC
General Partner Type:	Nonprofit
Parent Company:	Sacramento Housing Authority Relocation Program, Inc. (SHARP)
Developer:	Sacramento Housing Authority Relocation Program, Inc. (SHARP)
Investor/Consultant:	RBC Community Investments
Management Agent:	Housing Authority of the County of Sacramento

**Project Information**

Construction Type:	Acquisition & Rehabilitation
Total # Residential Buildings:	16
Total # of Units:	76
No. / % of Low Income Units:	76                      100.00%
Average Targeted Affordability:	49.47%
Federal Set-Aside Elected:	40%/60% Average Income
Federal Subsidy:	Tax-Exempt / HUD Section 8 Project-based Vouchers (76 Units - 100%)

**Information**

Housing Type:	Non-Targeted
Geographic Area:	Northern Region
State Ceiling Pool:	Acquisition/Rehabilitation
CDLAC Project Analyst:	Sarah Lester
CTCAC Project Analyst:	Sabrina Yang

**55-Year Use / Affordability**

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
40% AMI:	24	32%
50% AMI:	38	50%
60% AMI:	11	14%
80% AMI*:	3	4%

\*CTCAC restricted only

**Unit Mix**

18	1-Bedroom Units
46	2-Bedroom Units
12	3-Bedroom Units
76	Total Units

<u>Unit Type &amp; Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
2 1 Bedroom	50%	\$1,206
3 2 Bedrooms	40%	\$1,158
10 2 Bedrooms	50%	\$1,447
1 2 Bedrooms	80%	\$2,211
8 1 Bedroom	40%	\$965
6 2 Bedrooms	60%	\$1,737
6 3 Bedrooms	50%	\$1,671
2 2 Bedrooms	40%	\$1,158
18 2 Bedrooms	50%	\$1,447
8 1 Bedroom	40%	\$965
2 2 Bedrooms	50%	\$1,447
1 2 Bedrooms	40%	\$1,158
1 2 Bedrooms	60%	\$1,737
2 2 Bedrooms	80%	\$2,211
2 3 Bedrooms	40%	\$1,337
4 3 Bedrooms	60%	\$2,006

**Project Cost Summary at Application**

Land and Acquisition	\$15,725,000
Construction Costs	\$0
Rehabilitation Costs	\$13,151,955
Construction Hard Cost Contingency	\$1,972,793
Soft Cost Contingency	\$298,038
Relocation	\$1,143,000
Architectural/Engineering	\$860,000
Const. Interest, Perm. Financing	\$1,467,966
Legal Fees	\$1,022,500
Reserves	\$893,378
Other Costs	\$1,327,839
Developer Fee	\$5,283,065
Commercial Costs	\$0
<b>Total</b>	<b>\$43,145,534</b>

**Residential**

Construction Cost Per Square Foot:	\$211
Per Unit Cost:	\$567,704
Estimated Hard Per Unit Cost:	\$148,543
True Cash Per Unit Cost*:	\$341,017
Bond Allocation Per Unit:	\$159,882
Bond Allocation Per Restricted Rental Unit:	\$166,453

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
Citibank: Tax-Exempt	\$8,731,800	Citibank: Tax-Exempt	\$8,731,800
Citibank: Tax-Exempt - Tranche B	\$3,419,252	Seller Carryback	\$14,574,402
Citibank: Taxable	\$4,897,221	SHRA: HAF <sup>1</sup>	\$2,500,000
Seller Carryback	\$14,574,402	Accrued Interest	\$729,449
SHRA: HAF <sup>1</sup>	\$2,500,000	Deferred Developer Fee	\$2,653,853
Accrued Interest	\$448,892	General Partner Equity	\$629,212
General Partner Equity	\$139,651	Tax Credit Equity	\$13,326,818
Tax Credit Equity	\$2,705,364	<b>TOTAL</b>	<b>\$43,145,534</b>

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

<sup>1</sup>Sacramento Housing and Redevelopment Agency: Housing Authority Fund

**Determination of Credit Amount(s)**

Requested Eligible Basis (Rehabilitation):	\$22,289,756
130% High Cost Adjustment:	No
Requested Eligible Basis (Acquisition):	\$18,213,747
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$22,289,756
Qualified Basis (Acquisition):	\$18,213,747
Applicable Rate:	4.00%
Maximum Annual Federal Credit, Rehabilitation:	\$867,476
Maximum Annual Federal Credit, Acquisition:	\$728,550
Total Maximum Annual Federal Credit:	\$1,596,026
Approved Developer Fee (in Project Cost & Eligible Basis):	\$5,283,065
Federal Tax Credit Factor:	\$0.83500

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:**

Pursuant to CTCAC Regulation Section 10325(f)(7)(J), in lieu of 4 manager's units, the project will commit to employ an equivalent number of on-site full-time property management staff and provide an equivalent number of desk or security staff (1 per site) capable of responding to emergencies for the hours when property management staff is not working. All staff or contractors performing desk or security work shall be knowledgeable of how the property's fire system operates and be trained in, and have participated in, fire evacuation drills for tenants. CTCAC reserves the right to require that one or more on-site managers' units be provided and occupied by property management staff if, in its sole discretion, it determines as part of any on-site inspection that the project has not been adequately operated and/or maintained.

**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 and the terms of the bond and tax credit award as presented in the application and summarized in this staff report. CTCAC will verify the project complied with all terms of the award at placed-in-service review.

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).

**CA-26-523 / Auburn Falls, LP**

Points System	Max. Possible		Points Requested	Points Awarded
	New Const.	Rehab.		
<b>Acquisition/Rehabilitation Project Priorities</b>	<b>0</b>	<b>20</b>	<b>10</b>	<b>19</b>
No distribution of net project equity to GP/related party	0	10	10	10
No partial/full repayment of existing soft financing >500k or 1.5% TDC				
Cash-out developer fee limited to 80% of CTCAC cash-out limit				
HUD Section 18 or 22 replacement/rehabilitation project	0	9	9	9
HUD RAD or new USDA Section 515 rehabilitation project	0	9	9	9
<b>Exceeding Minimum Income Restrictions</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>
Average targeted affordability is 10 percent below 60%	20	0	20	20
<b>Exceeding Minimum Rent Restrictions</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>
<b>General Partner &amp; Management Company</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>
General Partner Experience	7	7	7	7
Management Company Experience	3	3	3	3
<b>Readiness to Proceed</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>
<b>Service Amenities</b>	<b>10</b>	<b>10</b>	<b>17</b>	<b>10</b>
<b>LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES; NON-TARGETED</b>				
Service Coordinator, minimum ratio of 1 FTE to 600 bedrooms	5	5	5	5
Adult ed/health & wellness/skill bldg classes, min. 84 hrs/yr instruction	7	7	7	7
After school program for school age children, minimum of 10 hours/week	5	5	5	5
<b>Cost Containment</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>
Project eligible basis is 47% less that the CDLAC adjusted TBL; 1 pt per %	12	12	12	12
<b>Site Amenities</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>
Within ½ mile of transit, service every 30 minutes in rush hours	6	6	6	6
Within ¼ mile of public park or community center open to general public	2	2	2	2
Within 1 mile of a full-scale grocery/supermarket of at least 25,000 sf	4	4	4	4
Within 1 mile of medical clinic or hospital	2	2	2	2
Within ½ mile of a pharmacy	2	2	2	2
In-unit high speed internet service	2	2	2	2
<b>Total Points</b>	<b>112</b>	<b>102</b>	<b>101</b>	<b>101</b>

**Tie Breaker:**

284.403%