

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
August 5, 2025**

Sierra Vista Apartments, located at Pleasant Grove Boulevard and Fiddymment Road in Roseville on a 7.17 acre site, requested and is being recommended for a reservation of \$3,137,966 in annual federal tax credits and \$34,290,026 of tax-exempt bond cap to finance the new construction of 192 units of housing, consisting of 190 restricted rental units and 2 unrestricted manager's units. The project will have 48 one-bedroom units, 96 two-bedroom units, and 48 three-bedroom units, serving families with rents affordable to households earning 30%-80% of area median income (AMI). The construction is expected to begin in January 2026 and be completed in July 2027. The project will be developed by Koroni LLC and will be located in Senate District 6 and Assembly District 5.

The project financing includes state funding from the Mixed-Income Program (MIP) through CalHFA.

Project Number CA-25-572

Project Name Sierra Vista Apartments
Site Address: Pleasant Grove Boulevard and Fiddymment Road
Roseville, CA 95747
County: Placer
Census Tract: 0213.27

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$3,137,966	\$0
Recommended:	\$3,137,966	\$0

Tax-Exempt Bond Allocation
Recommended: \$34,290,026

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Koroni LLC
Contact: Sam Stamas
Address: 3007 Douglas Boulevard, Suite 170
Roseville, CA 95661
Phone: (916) 678-3033
Email: sstamas@surewest.net

Bond Financing Information
CDLAC Applicant/Bond Issuer: California Housing Finance Agency
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: Citibank, N.A.

Development Team

General Partners / Principal Owners:	Koroni LLC Adarte LLC Greek Orthodox Housing Corporation
General Partner Type:	Joint Venture
Parent Companies:	Koroni LLC Adarte LLC Greek Orthodox Housing Corporation
Developer:	Koroni LLC
Investor/Consultant:	WNC & Associates
Management Agent:	FPI Management Inc.

Project Information

Construction Type:	New Construction	
Total # Residential Buildings:	8	
Total # of Units:	192	
No. / % of Low Income Units:	190	100.00%
Average Targeted Affordability:	60.00%	
Federal Set-Aside Elected:	40%/60% Average Income	
Federal Subsidy:	Tax-Exempt / Community Development Block Grant (CDBG)	

Information

Housing Type:	Large Family
Geographic Area:	Northern Region
State Ceiling Pool:	New Construction
CDLAC Project Analyst:	Jake Salle
CTCAC Project Analyst:	Cynthia Compton

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	20	11%
50% AMI:	82	43%
60% AMI:	17	9%
80% AMI*:	71	37%

*CTCAC restricted only

Unit Mix

48	1-Bedroom Units
96	2-Bedroom Units
48	3-Bedroom Units
192	Total Units

<u>Unit Type & Number</u>	<u>2025 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
5 1 Bedroom	30%	\$723
37 1 Bedroom	50%	\$1,206
6 1 Bedroom	60%	\$1,447
10 2 Bedrooms	30%	\$868
35 2 Bedrooms	50%	\$1,447
49 2 Bedrooms	80%	\$2,316
5 3 Bedrooms	30%	\$1,003
10 3 Bedrooms	50%	\$1,671
11 3 Bedrooms	60%	\$2,006
22 3 Bedrooms	80%	\$2,675
2 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$2,073,689
Construction Costs	\$40,395,586
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$2,019,779
Soft Cost Contingency	\$350,000
Relocation	\$0
Architectural/Engineering	\$415,000
Const. Interest, Perm. Financing	\$4,266,344
Legal Fees	\$185,000
Reserves	\$1,118,810
Other Costs	\$11,079,137
Developer Fee	\$2,768,880
Commercial Costs	\$0
Total	\$64,672,225

Residential

Construction Cost Per Square Foot:	\$285
Per Unit Cost:	\$336,835
Estimated Hard Per Unit Cost:	\$199,836
True Cash Per Unit Cost*:	\$332,575
Bond Allocation Per Unit:	\$178,594
Bond Allocation Per Restricted Rental Unit:	\$288,151

Construction Financing

<u>Source</u>	<u>Amount</u>
Citibank, N.A.: Tax-Exempt	\$34,290,026
Citibank N.A.: Taxable	\$22,092,298
City of Roseville: CDBG	\$571,850
Deferred Costs	\$1,251,810
Deferred Developer Fees	\$817,902
Tax Credit Equity	\$5,648,339

Permanent Financing

<u>Source</u>	<u>Amount</u>
CalHFA	\$31,740,779
CalHFA: MIP	\$3,300,000
City of Roseville: CDBG	\$571,850
Deferred Developer Fee	\$817,902
Tax Credit Equity	\$28,241,694
TOTAL	\$64,672,225

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$60,345,502
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$78,449,153
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$3,137,966
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,768,880
Federal Tax Credit Factor:	\$0.90000

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: None.

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 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.

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).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
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	10
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	120

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: 134.213%