



CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

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DATE: March 4, 2016

TO: 2016 Competitive Low Income Housing Tax Credit Applicants

FROM: Anthony Zeto, Development Section Chief

RE: Competitive Tax Credit Applications Received

The application deadline for 2016 first round low income housing tax credit applications was on Wednesday, March 2, 2016. The California Tax Credit Allocation Committee (TCAC) received a total of 73 nine percent (9%) applications and 6 four percent (4%) applications (requesting federal and state tax credits) in the first round of 2016. TCAC staff has provided a quick summary of the projects received. As you know, the project information provided on this document is “as applied” in the application and has not been verified by TCAC staff. **Please review the attached list to assure that if you did submit an application, it is on this list. If you notice that your application is not on the attached list or if there are any errors, please contact your regional analyst as soon as possible.**

TCAC staff will prepare a more detailed applicant list in Microsoft (MS) Excel format that is expected to be posted next week. In addition to the applicant list, TCAC will also be posting the following worksheets in portable document format (PDF) from the MS Excel version of all the applications submitted in the first round:

- Application
- Sources and Uses Budget
- Basis and Credits
- Point System
- Final Tie Breaker Self-Score
- 15 Year Pro Forma

If you have any questions, please contact your regional analyst by phone or email at the following link: <http://www.treasurer.ca.gov/ctcac/assignments.pdf>

Enclosure

Nine Percent (9%) Applications
2016 First Round (as applied unless noted) - REVISED

TCAC NUMBER	PROJECT NAME	HOUSING TYPE	ANNUAL	TOTAL STATE	POINTS SELF SCORE TOTAL	TIE-BREAKER	SET ASIDE	REGION
			FEDERAL CREDIT REQUESTED	CREDIT REQUESTED		SELF SCORE		
CA-16-003	Fontana Sierra Family Apartments	Large Family	\$1,705,079	\$0	138.00	43.514% N/A		Inland Empire Region
CA-16-004	401 Sepulveda	Seniors	\$1,312,412	\$0	138.00	46.536% N/A		Balance of Los Angeles County
CA-16-005	Francisquito Senior Apartments	Special Needs	\$1,155,749	\$2,963,457	138.00	43.280% Special Needs/SRO		Balance of Los Angeles County
CA-16-006	Del Monte Senior Housing	Seniors	\$821,371	\$0	138.00	73.110% Nonprofit		North and East Bay Region
CA-16-007	Pueblo Bonito Apartments	Special Needs	\$1,635,934	\$4,191,743	138.00	38.267% Special Needs/SRO		Balance of Los Angeles County
CA-16-008	El Dorado II Apartments - 44 Unit Phase	Large Family	\$1,385,004	\$0	138.00	44.135% N/A		San Diego County
CA-16-009	Villa Pacifica II	Seniors	\$973,626	\$0	138.00	44.518% N/A		Inland Empire Region
CA-16-010	Eagle Family Housing	Large Family	\$881,520	\$0	138.00	55.563% Nonprofit		North and East Bay Region
CA-16-011	Solinas Village/Almond Court	Large Family	\$784,785	\$1,264,441	138.00	37.052% Rural		N/A
CA-16-012	New Zion Manor	At-Risk	\$1,464,020	\$0	138.00	42.769% At-Risk		Inland Empire Region
CA-16-013	Horizons at New Rancho	Seniors	\$828,383	\$2,720,969	138.00	41.157% N/A		Capital and Northern Region
CA-16-014	Blue Hibiscus	Special Needs	\$628,465	\$1,611,448	138.00	68.237% Nonprofit		Balance of Los Angeles County
CA-16-015	Westside Palm Apartments	At-Risk	\$641,758	\$1,525,286	138.00	25.073% At-Risk		Central Valley Region
CA-16-016	Canon Kip Community House	Special Needs	\$810,370	\$2,077,872	138.00	62.808% NPHA		San Francisco County
CA-16-017	Bridge View Apartments	Large Family	\$749,647	\$0	138.00	18.472% Rural		N/A
CA-16-018	Oakcrest Heights (Savi Ranch II)	Large Family	\$1,586,256	\$0	138.00	27.683% Nonprofit		Orange County
CA-16-019	Promenade at Creekside II	Large Family	\$1,179,467	\$0	138.00	44.908% N/A		San Diego County
CA-16-020	Villa de San Joaquin	Large Family	\$586,155	\$0	138.00	23.924% Nonprofit		Central Valley Region
CA-16-021	Anchor Village	Special Needs	\$1,553,369	\$0	138.00	50.867% Special Needs/SRO		Central Valley Region
CA-16-022	Summer Park II Apartments	Large Family	\$1,242,843	\$0	138.00	8.112% Rural		N/A
CA-16-023	Newport Veterans Housing	Special Needs	\$283,962	\$0	138.00	50.055% Special Needs/SRO ¹		Orange County
CA-16-024	Tegeler Hotel	SRO	\$691,414	\$0	138.00	32.233% Special Needs/SRO		Central Valley Region
CA-16-025	Parkview Apartments	At-Risk	\$1,419,500	\$0	138.00	14.584% At-Risk		Capital and Northern Region
CA-16-026	Tehachapi Manor II	Seniors	\$366,095	\$1,125,944	138.00	33.732% Rural		N/A
CA-16-027	180 W. Beamer Street Apartments	Large Family	\$1,605,532	\$5,351,775	138.00	42.983% Nonprofit		Capital and Northern Region
CA-16-028	623 Vernon Street Apartments	Large Family	\$1,409,575	\$0	138.00	45.681% Nonprofit		Capital and Northern Region
CA-16-029	3706 San Pablo	Large Family	\$1,921,971	\$0	138.00	56.269% N/A		North and East Bay Region
CA-16-030	RHF Crenshaw Gardens	Large Family	\$1,376,976	\$0	138.00	32.944% N/A		City of Los Angeles
CA-16-031	Illinois Avenue Apartments	Special Needs	\$899,961	\$2,307,592	138.00	42.028% NPHA		Inland Empire Region
CA-16-032	Sierra Heights Apartments	Seniors	\$610,792	\$2,098,940	138.00	16.106% Rural		N/A
CA-16-033	Morgan Hill Family - Scattered Site	Large Family	\$785,228	\$2,617,425	138.00	52.640% Nonprofit		South and West Bay Region
CA-16-034	Villa Hermosa Apartments Phase II	Large Family	\$1,640,618	\$0	138.00	44.410% N/A		Inland Empire Region
CA-16-035	Haciendas 3	Large Family	\$1,449,552	\$0	138.00	24.348% Rural		N/A
CA-16-036	Redwood Hill Townhomes	Large Family	\$904,966	\$0	138.00	51.794% Nonprofit		North and East Bay Region
CA-16-037	Grayson Street Apartments	Special Needs	\$700,617	\$1,796,454	138.00	40.946% Special Needs/SRO		North and East Bay Region
CA-16-038	Los Adobes de Maria III	Large Family	\$837,018	\$0	138.00	57.442% Nonprofit		Central Coast Region
CA-16-039	Brawley Senior Apartments	Seniors	\$456,420	\$1,521,398	138.00	13.966% Rural		N/A
CA-16-040	Second Street Studios	Special Needs	\$1,947,117	\$4,992,608	138.00	73.570% Nonprofit		South and West Bay Region
CA-16-041	Grass Valley Terrace Apartments	At-Risk	\$1,069,350	\$0	138.00	20.806% Rural		N/A
CA-16-042	Adobe Villas Apartments	At-Risk	\$408,832	\$0	138.00	37.457% Rural		N/A
CA-16-043	Villa del Comanche Apartments	At-Risk	\$475,463	\$0	138.00	26.190% Rural		N/A
CA-16-044	Oakhurst Apartments	At-Risk	\$907,435	\$0	138.00	20.417% Rural ²		N/A
CA-16-045	Cesar Chavez Phase II Apartments	Large Family	\$1,654,601	\$0	138.00	42.700% N/A ³		Inland Empire Region ³
CA-16-046	Vista Hidden Valley Apartments	Seniors	\$589,590	\$0	138.00	62.989% N/A		San Diego County
CA-16-047	Cottage Village Senior Apartments	Seniors	\$711,391	\$2,370,300	138.00	34.138% N/A		Central Valley Region
CA-16-048	Courson Arts Colony East	Large Family	\$1,819,070	\$0	138.00	20.048% N/A		Balance of Los Angeles County
CA-16-049	Met South	Large Family	\$905,407	\$0	138.00	59.170% Nonprofit		South and West Bay Region
CA-16-050	Crenshaw Villas	Seniors	\$1,457,750	\$0	138.00	28.187% N/A		City of Los Angeles
CA-16-051	Fresno Edison Apartments Phase II	Large Family	\$1,298,200	\$0	138.00	16.827% N/A		Central Valley Region
CA-16-052	Palo Verde Apartments	Special Needs	\$1,385,741	\$3,553,206	138.00	44.776% NPHA		Balance of Los Angeles County

Nine Percent (9%) Applications
2016 First Round (as applied unless noted) - REVISED

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			FEDERAL CREDIT REQUESTED	CREDIT REQUESTED		SELF SCORE		
CA-16-053	Magill Terrace	Large Family	\$1,431,379	\$4,771,266	138.00	19.056% Rural		N/A
CA-16-054	Loma Linda Veterans' Village ("Loma Linda Vets")	Special Needs	\$2,078,855	\$0	138.00	53.569% Special Needs/SRO ¹		Inland Empire Region
CA-16-055	Desert Hot Springs Portfolio	SRO	\$1,537,088	\$0	138.00	24.024% Rural		N/A
CA-16-056	Rolling Hills II	Large Family	\$794,415	\$0	138.00	27.298% Rural (HOME) ⁴		N/A
CA-16-057	Grace Village Apartments	Seniors	\$1,298,279	\$0	138.00	49.129% Nonprofit		Central Coast Region
CA-16-058	Rolland Curtis East	Large Family	\$2,004,992	\$0	138.00	26.886% N/A		City of Los Angeles
CA-16-059	PARC 55 Senior Apartments	Seniors	\$1,750,106	\$0	138.00	51.361% Nonprofit		North and East Bay Region
CA-16-060	Atwater Apartments	At-Risk	\$461,155	\$1,583,314	138.00	41.594% At-Risk		Central Valley Region
CA-16-061	Cinnamon Villas	Seniors	\$327,196	\$1,090,653	138.00	19.766% Rural		N/A
CA-16-062	Vista de Oro Apartments	Large Family	\$1,672,801	\$5,576,005	138.00	22.845% Rural (Section 514)		N/A
CA-16-063	Stony Creek Senior Apartments II	Seniors	\$595,055	\$1,983,518	138.00	24.020% Rural		N/A
CA-16-064	Napa Courtyards	Large Family	\$649,553	\$0	138.00	22.269% N/A		North and East Bay Region
CA-16-065	Sanger Crossing Apartments II	Large Family	\$614,039	\$2,046,798	138.00	14.669% Rural		N/A
CA-16-066	Middleton Place	Large Family	\$530,324	\$0	138.00	37.014% N/A		Balance of Los Angeles County
CA-16-067	King 1101	Special Needs	\$736,560	\$0	138.00	64.369% NPHA		City of Los Angeles
CA-16-068	Mission Cove Seniors	Seniors	\$1,688,348	\$0	138.00	54.524% N/A		San Diego County
CA-16-069	Pippin Apartments	Large Family	\$1,774,715	\$0	138.00	33.429% Rural		N/A
CA-16-070	Villa Encantada	Large Family	\$998,203	\$0	138.00	58.613% N/A		San Diego County
CA-16-071	Riverside Apartments	Large Family	\$422,966	\$0	138.00	28.937% N/A		Central Coast Region
CA-16-072	Snapdragon Apartments, Phase II	Special Needs	\$484,321	\$1,241,848	138.00	43.903% NPHA		Central Coast Region
CA-16-073	Fullerton Heights	Special Needs	\$868,553	\$2,227,060	138.00	47.004% NPHA		Orange County
CA-16-074	Hotel Fresno Apartments	Large Family	\$1,018,803	\$0	138.00	32.398% N/A		Central Valley Region
CA-16-075	QHA Homes I	Large Family	\$1,257,285	\$0	131.00	16.585% Rural (Native American)		N/A

¹ The application did not select a set aside, but will compete first in the Special Needs/SRO set aside pursuant to TCAC Regulation Section 10315.

² The application was submitted under the RHS and HOME program apportionment in the Rural set aside, but is not eligible as defined in TCAC Regulation Section 10315(c)(1). The application will compete in the Rural set aside.

³ The application was submitted under in the Rural set aside, but is not eligible as defined in TCAC Regulation Section 10315(c). The application will compete in the Inland Empire Region.

⁴ The application was submitted in the Rural set aside, when it eligible for the RHS and HOME program apportionment as defined in TCAC Regulation Section 10315(c)(1). The project will compete first in the RHS and HOME program apportionment pursuant to TCAC Regulations Section 10315(c)(1).

Tax-Exempt Bond Financed Projects (4% Applications) Requesting Federal and State Tax Credits
2016 First Round (as applied unless noted)

TCAC NUMBER	PROJECT NAME	HOUSING TYPE	ANNUAL FEDERAL CREDIT REQUESTED	TOTAL STATE CREDIT REQUESTED	POINTS SELF SCORE TOTAL	TIE-BREAKER SELF SCORE	REGION
CA-16-846	Park Avenue Senior Housing	Seniors	\$1,580,585	\$6,322,339	116.00	54.620%	South and West Bay Region
CA-16-847	Esperanza Crossing Phase II	Large Family	\$366,794	\$1,467,177	116.00	48.234%	Capital and Northern Region
CA-16-848	Skid Row Central 1	Special Needs	\$1,116,357	\$2,597,270	116.00	24.667%	City of Los Angeles
CA-16-849	Simone Apartments	Special Needs	\$961,969	\$2,209,910	116.00	19.092%	City of Los Angeles
CA-16-850	Casa Carmen	Special Needs	\$392,025	\$1,205,482	116.00	69.305%	City of Los Angeles
CA-16-851	Guest House	Special Needs	\$477,091	\$855,566	116.00	29.078%	Orange County