

STO Proposed CDLAC Tie-Breaker Calculation and Values (Draft 11-23-21)

CDLAC Tie-Breaker Calculation			
Public Benefit: Production + Rent Savings + Population + Location			agreed
Resources Measured: (Tax-Exempt Bonds + State Tax Credits) x (100% - Sum of Adjustments)			
Public Benefit (Numerator)	Value	Calculation	Agreed To
Production Benefit			
Adjusted Units Produced at 80% AMI or Below	\$50,000	Adjusted Units x Value	agreed
Rent Savings Benefit			
Project Rent Savings relative to County FMR	Varies	County FMR - Project Restricted Rents x 5 15 Years 40% AMI floor for non-rental assistance and 30% AMI floor for rental assisted units (project based voucher)	agreed
Population Benefit (multiple selections possible)			
Extremely Low-Income	50000 \$20,000	Designated Units x Value	Limited to 50% of units earn population benefits (CAP)
Very Low Income	30000 \$-0-	Designated Units x Value	
Homeless OR Veterans OR Other Special Needs (Non-Homeless or Non Veterans)	20000 \$10,000	Designated Units x Value	
Veterans OR	\$10,000	Designated Units x Value	
Other Special Needs (Non Homeless or Non Veterans)	\$10,000	Designated Units x Value	
Location Benefit (multiple selections possible)			
Highest Resource Area (Large Family / PSH)	\$30,000	Adjusted Units x Value	ONE OF THESE
High Resource Area (Large Family / PSH)	\$20,000	Adjusted Units x Value	
Moderate Resource Area (Large Family / PSH)	\$10,000	Adjusted Units x Value	
Community Revitalization Area : Need to work with HCD for better definition	\$20,000	Adjusted Units x Value	OR THIS
TOD Emphasis (Per TCAC Transit Score)	10000 \$4,000	Adjusted Units x Value x TCAC Points	PLUS THIS
1/2 Mile High Quality Transit or AHSC/TOD Award	30000 \$25,000	Adjusted Units x Value	
Walkable TCAC Amenities (only closest distance qualifies)	10000 \$4000	Adjusted Units x Value x # of Qualifying Amenities	
Resources Measured (Denominator)			
Resource Measured: Tax Exempt Bonds	Varies	Requested Bonds	
Resource Measured: State Tax Credits	Varies	Requested State Tax Credits	
Adjustment: Prevailing Wages	10% 15%	See Below	
Adjustment: Type I Density	10%	See Below	
Adjustment: Type III Density	5%	See Below	
Adjustment: TCAC Basis Delta (reduction and caps TBD)	Varies	100% 25% and remove the cap - Sum of Adjustment Values)	