



## CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

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Director of Finance

### EXECUTIVE DIRECTOR

Mark Stivers

DATE: March 6, 2015

TO: 2015 Competitive Low Income Housing Tax Credit Applicants

FROM: Anthony Zeto, Development Section Chief

RE: Competitive Tax Credit Applications Received

The application deadline for 2015 first round low income housing tax credit applications was on Wednesday, March 4, 2015. The California Tax Credit Allocation Committee (TCAC) received a total of 81 nine percent (9%) applications and nine (9) four percent (4%) applications (requesting federal and state tax credits) in the first round of 2015. 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  
2015 First Round (as applied) - REVISED

TCAC NUMBER	PROJECT NAME	HOUSING TYPE	FEDERAL CREDIT REQUESTED	STATE CREDIT REQUESTED	POINTS SELF SCORE TOTAL	TIE-BREAKER SELF SCORE	SET ASIDE	REGION
CA-15-001	Promenade at Creekside II	Large Family	\$1,275,364	\$0	148.00	43.998% N/A		San Diego County
CA-15-002	Kottinger Gardens Phase I	Seniors	\$2,471,356	\$0	148.00	58.821% Nonprofit		North and East Bay Region
CA-15-003	Tienda Drive Senior Apartments	Seniors	\$1,183,626	\$4,760,338	148.00	19.470% Nonprofit		Central Valley Region
CA-15-004	Cinnamon Villas II	Seniors	\$318,318	\$1,241,814	148.00	17.221% Rural		N/A
CA-15-005	Belmont Family Apartments	Large Family	\$393,325	\$1,534,428	148.00	22.134% Rural		N/A
CA-15-006	Malan Street Apartments	Large Family	\$750,835	\$2,929,135	148.00	14.073% Rural		N/A
CA-15-007	Anchor Place	Special Needs	\$2,439,285	\$7,320,052	148.00	52.795% NPHA		Balance of Los Angeles County
CA-15-008	Los Adobes de Maria III	Large Family	\$1,427,940	\$0	148.00	40.665% Nonprofit		Central Coast Region
CA-15-009	Jardin de las Rosas	Large Family	\$995,704	\$0	148.00	45.315% Nonprofit		Central Coast Region
CA-15-010	Visalia Village	Large Family	\$376,143	\$1,467,399	148.00	45.298% N/A		Central Valley Region
CA-15-011	El Dorado II Apartments - 44 Unit Phase	Large Family	\$1,403,549	\$0	148.00	44.465% N/A		San Diego County
CA-15-012	Depot at Santiago Apartments	Large Family	\$1,991,861	\$0	148.00	32.892% N/A		Orange County
CA-15-013	94th and International Apartments	Large Family	\$1,498,475	\$0	148.00	58.863% N/A		North and East Bay Region
CA-15-014	Overland Court Apartments	Seniors	\$722,409	\$2,818,239	148.00	20.968% Rural		N/A
CA-15-015	Westside Palm Apartments	At-Risk	\$442,029	\$1,726,146	148.00	30.803% At-Risk*		Central Valley Region*
CA-15-016	Woodfords LIHTC	Large Family	\$558,093	\$1,717,620	146.00	41.468% Rural (Native American Apportionment)		N/A
CA-15-017	Stargell Commons	Large Family	\$1,014,677	\$0	148.00	62.187% Nonprofit		North and East Bay Region
CA-15-018	Mountain View Townhomes	Large Family	\$351,435	\$1,371,010	148.00	30.917% Nonprofit		Central Valley Region
CA-15-019	Diamond Cove Townhomes	Large Family	\$553,306	\$0	148.00	32.210% Nonprofit		Central Valley Region
CA-15-020	Cannery Lofts	Large Family	\$811,963	\$3,167,601	148.00	42.072% N/A		Capital and Northern Region
CA-15-021	Oakdale Apartments	At-Risk	\$288,039	\$1,124,986	148.00	27.393% Rural		N/A
CA-15-022	Parlier Garden Apartments	Seniors	\$262,369	\$1,023,543	148.00	48.931% Rural		N/A
CA-15-023	Gustine Garden Apartments	At-Risk	\$279,452	\$1,039,851	148.00	16.362% Rural		N/A
CA-15-024	Blackberry Oaks Apartments	Seniors	\$350,842	\$0	148.00	51.202% Rural		N/A
CA-15-025	Summer Park II Apartments	Large Family	\$966,767	\$0	148.00	3.655% Rural		N/A
CA-15-026	Valle Vista Apartments	At-Risk	\$437,193	\$1,708,494	148.00	24.017% At-Risk*		Capital and Northern Region*
CA-15-027	Trailside Terrace	Large Family	\$902,561	\$3,521,044	148.00	33.379% Rural (HOME)		N/A
CA-15-028	Villa Hermosa Apartments, Phase II	Large Family	\$1,550,169	\$0	148.00	43.923% Nonprofit		Inland Empire Region
CA-15-029	Movietown Square	Seniors	\$1,769,298	\$0	148.00	35.810% Nonprofit		Balance of Los Angeles County
CA-15-030	LGBT Seniors	Seniors	\$1,408,513	\$0	148.00	35.898% N/A		San Diego County
CA-15-031	Mosaic Gardens at Willowbrook	Special Needs	\$837,327	\$2,508,479	148.00	65.844% NPHA		Balance of Los Angeles County
CA-15-032	Fresno Edison Apartments Phase I	Large Family	\$946,302	\$0	148.00	45.896% N/A		Central Valley Region
CA-15-033	Franco Center Apartments	At-Risk	\$1,022,372	\$0	148.00	19.551% At-Risk		Central Valley Region
CA-15-034	1435 Imperial	Special Needs	\$1,266,743	\$0	148.00	56.585% Special Needs/SRO		San Diego County
CA-15-035	Crossroads	Large Family	\$1,173,774	\$4,579,064	148.00	64.206% Nonprofit		North and East Bay Region
CA-15-036	Harbor Point	Seniors	\$569,287	\$0	148.00	5.614% Rural		N/A
CA-15-037	Creamery Row Townhomes (Redwood Pond)	Large Family	\$563,018	\$0	148.00	21.983% Rural		N/A
CA-15-038	Firebaugh Gateway	Seniors	\$450,041	\$1,755,686	148.00	32.675% Rural		N/A
CA-15-039	Winters Apartments	At-Risk	\$243,229	\$948,878	148.00	35.080% Rural**		N/A
CA-15-040	St. Stephens Senior Housing	Seniors	\$992,358	\$0	148.00	55.698% Nonprofit		Central Coast Region
CA-15-041	Buena Vista Apartments	Large Family	\$515,897	\$2,012,600	148.00	24.312% Rural (HOME)		N/A
CA-15-042	Tabora Gardens Senior Apartments	Seniors	\$1,497,229	\$0	148.00	49.006% Nonprofit		North and East Bay Region
CA-15-043	Harper Crossing	Seniors	\$785,008	\$0	148.00	63.987% Nonprofit		North and East Bay Region

\* The application was submitted under the Rural set-aside, but is not eligible. The application will compete in the At-Risk set-aside.

\*\* The application was submitted under the RHS/HOME program apportionment, but is not eligible. The application will still compete in the Rural set-aside.

Nine Percent (9%) Applications  
2015 First Round (as applied) - REVISED

TCAC NUMBER	PROJECT NAME	HOUSING TYPE	FEDERAL CREDIT REQUESTED	STATE CREDIT REQUESTED	POINTS SELF SCORE TOTAL	TIE-BREAKER SELF SCORE	SET ASIDE	REGION
CA-15-044	Civic Center 14 TOD	Large Family	\$1,302,182	\$0	148.00	41.928% N/A		North and East Bay Region
CA-15-045	Lompoc Gardens	Large Family	\$1,054,941	\$0	148.00	65.350% N/A		Central Coast Region
CA-15-046	Vista Rio Apartments	Large Family	\$801,807	\$0	148.00	51.987% N/A		Inland Empire Region
CA-15-047	South West View Apartments	Special Needs	\$1,603,091	\$4,810,710	148.00	42.909% Special Needs/SRO		City of Los Angeles
CA-15-048	The Meridian Apartments	Large Family	\$2,500,000	\$0	148.00	40.965% N/A		City of Los Angeles
CA-15-049	Pueblo Bonito	Seniors	\$1,878,539	\$0	133.80	6.293% N/A		Balance of Los Angeles County
CA-15-050	Silver Star Apartments (formerly West Villas)	Special Needs	\$1,050,836	\$3,153,454	148.00	51.173% NPHA		City of Los Angeles
CA-15-051	Miller Plaza/Stamley Horn Homes	Seniors	\$676,099	\$0	148.00	67.854% N/A		Central Coast Region
CA-15-052	Waterman Gardens Phase I	Large Family	\$1,319,500	\$0	148.00	42.471% N/A		Inland Empire Region
CA-15-053	Hunters View Block 10	Large Family	\$2,500,000	\$0	133.00	53.649% N/A		San Francisco County
CA-15-054	The Woodlands	Large Family	\$1,173,263	\$0	148.00	43.383% N/A		Capital and Northern Region
CA-15-055	Escondido Site (to be re-named)	Special Needs	\$413,638	\$1,604,889	148.00	36.347% NPHA		San Diego County
CA-15-056	Zettie Miller's Haven	Special Needs	\$1,230,184	\$3,689,177	148.00	45.706% Special Needs/SRO		Central Valley Region
CA-15-057	Cielito Lindo Apartments	Large Family	\$1,630,222	\$0	148.00	32.186% Nonprofit		City of Los Angeles
CA-15-058	Tiki Apartments	Special Needs	\$694,628	\$2,043,080	148.00	33.904% Special Needs/SRO		Balance of Los Angeles County
CA-15-059	Ouchi Courtyards	Large Family	\$868,089	\$0	148.00	60.097% N/A		San Diego County
CA-15-060	Kristen Court Apartments	Large Family	\$1,037,896	\$4,094,011	148.00	15.563% Rural		N/A
CA-15-061	Ocean Street Apartments	Large Family	\$1,652,673	\$0	148.00	26.675% N/A		Central Coast Region
CA-15-062	Gundry Hill	Large Family	\$1,825,661	\$0	148.00	38.687% N/A		Balance of Los Angeles County
CA-15-063	Palm Village II	Special Needs	\$524,946	\$1,260,239	139.00	16.710% Special Needs/SRO		Balance of Los Angeles County
CA-15-064	Arlington Square	Special Needs	\$925,111	\$2,776,167	148.00	56.070% NPHA		City of Los Angeles
CA-15-065	Summerhouse Apartments Phase 3	Large Family	\$489,167	\$0	148.00	24.406% Nonprofit		Inland Empire Region
CA-15-066	Villa Encantada	Large Family	\$1,403,982	\$0	148.00	49.441% N/A		San Diego County
CA-15-067	Dudley Street Senior Apartments	Seniors	\$1,349,474	\$0	148.00	8.422% N/A		Balance of Los Angeles County
CA-15-068	Mobley Lane Apartments	Large Family	\$572,935	\$0	148.00	52.575% N/A		Inland Empire Region
CA-15-069	Rolling Hills II	Large Family	\$662,086	\$2,582,911	142.00	22.752% Rural		N/A
CA-15-071	Holt Family Apartments	Special Needs	\$1,291,049	\$4,165,922	148.00	21.217% Nonprofit		Balance of Los Angeles County
CA-15-072	University Avenue Senior Housing	Seniors	\$1,441,632	\$0	148.00	42.028% Nonprofit		South and West Bay Region
CA-15-073	Garden Valley Homes 1 Apartments	Large Family	\$573,973	\$0	148.00	26.246% Rural**		N/A
CA-15-074	Cloverdale Family Apartments	Large Family	\$891,973	\$3,479,740	148.00	28.054% Rural (RHS 514)***		N/A
CA-15-075	Green Valley Homes	Large Family	\$1,488,645	\$0	148.00	30.735% Rural (RHS 514)***		N/A
CA-15-076	Woodlake Terrace	Large Family	\$483,053	\$1,884,472	148.00	6.845% Rural		N/A
CA-15-077	Reedley Village	Large Family	\$502,527	\$1,960,442	148.00	7.283% Rural		N/A
CA-15-078	Sagewood Manor Apartments	Seniors	\$506,771	\$0	148.00	55.076% Rural		N/A
CA-15-079	El Monte West Apartments	At-Risk	\$297,915	\$1,164,026	148.00	20.192% Rural		N/A
CA-15-080	Cherrywood Senior Apartments	At-Risk	\$299,709	\$0	148.00	25.824% At-Risk*		Inland Empire Region*
CA-15-081	Abobe Villas Apartments	At-Risk	\$350,150	\$0	123.00	37.963% Rural		N/A
CA-15-082	Karuk Homes I	Large Family	\$874,302	\$3,409,157	147.00	15.909% Rural (Native American Apportionment)		N/A

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\*\*\* The application was submitted under the Rural set-aside, but is eligible for the RHS/HOME program apportionment. The application will first compete in the RHS/HOME program apportionment.

Tax-Exempt Bond Financed Projects (4% Applications) Requesting Federal and State Tax Credits  
2015 First Round (as applied)

TCAC NUMBER	PROJECT NAME	HOUSING TYPE	FEDERAL CREDIT REQUESTED	STATE CREDIT REQUESTED	POINTS SELF SCORE TOTAL	TIE- BREAKER SELF SCORE	REGION
CA-15-819	Dinuba Village	Large Family	\$308,456	\$1,215,128	121.00	50.975%	Central Valley Region
CA-15-820	Mutual Housing at Foothill Farms	Large Family	\$654,627	\$1,424,963	125.00	15.842%	Capital and Northern Region
CA-15-821	Skid Row Southeast 1	Special Needs	\$593,290	\$1,161,896	126.00	25.810%	City of Los Angeles
CA-15-822	Firebaugh Garden Apartments & Mendota Village Apartments	Large Family	\$251,618	\$210,206	116.00	64.933%	Central Valley Region
CA-15-823	PATH Metro Villas	Special Needs	\$879,604	\$3,442,616	126.00	25.121%	City of Los Angeles
CA-15-824	Downtown Hayward Senior Apartments	Special Needs	\$810,487	\$3,192,826	126.00	48.497%	North and East Bay Region
CA-15-825	Monterra Redwoods Wheeler	Non-Targeted	\$1,090,190	\$2,067,985	116.00	27.547%	South and West Bay Region
CA-15-826	Casa Del Pueblo Senior Apartments	Seniors	\$1,585,283	\$3,417,962	126.00	67.463%	South and West Bay Region
CA-15-827	T. Bailey Manor	Special Needs	\$659,066	\$2,556,377	126.00	67.720%	City of Los Angeles