



CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

915 Capitol Mall, Suite 485
Sacramento, CA 95814
p (916) 654-6340
f (916) 654-6033
ctcac@treasurer.ca.gov
www.treasurer.ca.gov/ctcac

MEMBERS

JOHN CHIANG, CHAIRMAN
State Treasurer

BETTY YEE
State Controller

MICHAEL COHEN
Director of Finance

EXECUTIVE DIRECTOR

Mark Stivers

DATE: July 3, 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 second round low income housing tax credit applications was on Wednesday, July 1, 2015. The California Tax Credit Allocation Committee (TCAC) received a total of 87 nine percent (9%) applications and 4 four percent (4%) applications (requesting federal and state tax credits) in the second 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 Second Round (as applied unless noted)

TCAC NUMBER	PROJECT NAME	HOUSING TYPE	FEDERAL CREDIT REQUESTED	STATE CREDIT REQUESTED	POINTS SELF SCORE TOTAL	TIE-BREAKER SELF SCORE	SET ASIDE	REGION
CA-15-083	Woodfords LIHTC	Large Family	\$558,093	\$1,717,620	146.00	41.468%	Rural (Native American)	N/A
CA-15-084	Walnut Avenue Apartments	Large Family	\$937,449	\$0	148.00	57.728%	N/A	Central Coast Region
CA-15-085	Summerhouse Apartments Phase 3	Large Family	\$489,167	\$0	148.00	24.406%	Nonprofit	Inland Empire Region
CA-15-086	Alice Griffith Phase 3B	Large Family	\$2,499,732	\$0	135.00	28.559%	N/A	San Francisco County
CA-15-087	Manzanita Garden Apartments	At-Risk	\$529,560	\$0	148.00	27.371%	At-Risk*	Inland Empire Region
CA-15-088	PSH Campus	Special Needs	\$980,662	\$2,972,595	148.00	39.338%	Special Needs/SRO**	City of Los Angeles
CA-15-089	Iron Works	Large Family	\$536,990	\$2,094,891	148.00	46.111%	N/A	Central Coast Region
CA-15-090	Rolling Hills II	Large Family	\$623,445	\$2,432,157	148.00	27.844%	Rural	N/A
CA-15-091	860 on the Wye	Special Needs	\$377,258	\$1,132,112	148.00	61.471%	NPHA	Central Coast Region
CA-15-092	Promenade at Creekside II	Large Family	\$1,153,172	\$0	148.00	50.032%	N/A	San Diego County
CA-15-093	Palmer Family Villas aka Pamer Family Apts.	Large Family	\$762,680	\$0	148.00	20.093%	Rural	N/A
CA-15-094	Overland Court Apartments	Seniors	\$681,192	\$2,657,446	148.00	22.510%	Rural	N/A
CA-15-095	Creston Garden Apartments	At-Risk	\$1,066,218	\$3,760,029	148.00	42.070%	At-Risk	Central Coast Region
CA-15-096	Jardin de las Rosas	Large Family	\$1,052,150	\$0	148.00	38.770%	Nonprofit	Central Coast Region
CA-15-097	Los Adobes de Maria III	Large Family	\$845,290	\$0	148.00	64.125%	Nonprofit	Central Coast Region
CA-15-098	Haciendas Phase 3	Large Family	\$1,162,034	\$3,709,362	148.00	23.405%	Rural	N/A
CA-15-099	Newhall Avenue Apartments	Large Family	\$979,854	\$0	148.00	49.943%	N/A	Balance of Los Angeles County
CA-15-100	Holly Heights I & II Apartments	Large Family	\$435,816	\$0	148.00	32.945%	Rural	N/A
CA-15-101	Panama Hotel Apartments	SRO	\$993,299	\$0	148.00	78.960%	NPHA	City of Los Angeles
CA-15-102	Riverbank Central Apartments	Large Family	\$1,085,897	\$4,236,271	148.00	9.043%	Rural	N/A
CA-15-103	Ocean Street Apartments	Large Family	\$1,532,909	\$0	148.00	27.283%	N/A	Central Coast Region
CA-15-104	Cinnamon Villas II	Seniors	\$308,794	\$1,204,659	148.00	18.066%	Rural	N/A
CA-15-105	Stony Creek Senior Apartments II	Seniors	\$474,401	\$1,850,718	148.00	9.265%	Rural	N/A
CA-15-106	Fruitvale Transit Village Phase II-A	Large Family	\$2,267,907	\$8,847,490	148.00	31.894%	Nonprofit	North and East Bay Region
CA-15-107	Sequoia Belle Haven	Seniors	\$2,079,214	\$0	148.00	54.295%	Nonprofit	South and West Bay Region
CA-15-108	Kottinger Gardens Phase 1	Seniors	\$1,685,956	\$0	148.00	78.023%	Nonprofit	North and East Bay Region
CA-15-109	Sutter Place	At-Risk	\$462,107	\$1,804,389	148.00	39.646%	At-Risk	Capital and Northern Region
CA-15-110	Anchor Village	Special Needs	\$1,159,193	\$0	148.00	59.331%	Special Needs/SRO**	Central Valley Region
CA-15-111	623 Vernon Street	Large Family	\$1,726,937	\$0	148.00	37.203%	Nonprofit	Capital and Northern Region
CA-15-112	Land Park Woods	Large Family	\$706,258	\$0	148.00	46.226%	Nonprofit	Capital and Northern Region
CA-15-113	Mirage Town Homes	Large Family	\$494,479	\$0	148.00	8.369%	N/A	City of Los Angeles
CA-15-114	Cannery Lofts	Large Family	\$901,052	\$3,515,154	148.00	40.600%	N/A	Capital and Northern Region
CA-15-115	Palm Village II	Special Needs	\$414,279	\$973,704	148.00	22.738%	Special Needs/SRO	Balance of Los Angeles County
CA-15-116	Alberta Gardens Apartments	At-Risk	\$523,463	\$0	141.00	11.135%	At-Risk	Capital and Northern Region
CA-15-117	Summer Park II Apartments	Large Family	\$1,094,270	\$0	148.00	3.330%	Rural	N/A
CA-15-118	Shockley Terrace	Large Family	\$899,600	\$3,509,494	148.00	26.675%	Rural	N/A
CA-15-119	Lowell Neighborhood Project	Large Family	\$507,805	\$0	148.00	36.080%	N/A	Central Valley Region

* The application was submitted under the Rural set-aside, but is not eligible as defined in TCAC Regulation Section 10315(c). The application will compete in the At-Risk set-aside.

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

Nine Percent (9%) Applications
2015 Second Round (as applied unless noted)

TCAC NUMBER	PROJECT NAME	HOUSING TYPE	FEDERAL CREDIT REQUESTED	STATE CREDIT REQUESTED	POINTS SELF SCORE TOTAL	TIE-BREAKER SELF SCORE	SET ASIDE	REGION
CA-15-120	Villa Hermosa Phase II	Large Family	\$1,548,661	\$0	148.00	44.198% N/A		Inland Empire Region
CA-15-121	Magill Terrace	Large Family	\$1,149,122	\$4,482,921	148.00	23.237% Rural		N/A
CA-15-122	Mosaic Gardens at Westlake	Special Needs	\$2,240,144	\$6,722,450	148.00	72.432% NPHA		City of Los Angeles
CA-15-123	Mosaic Gardens at Pomona	Large Family	\$1,316,085	\$0	148.00	30.348% NPHA		Balance of Los Angeles County
CA-15-124	Coronel Apartments	Large Family	\$1,408,000	\$0	148.00	47.686% Nonprofit		City of Los Angeles
CA-15-125	Mission Cove Family 1	Large Family	\$2,358,207	\$0	148.00	52.220% Nonprofit		San Diego County
CA-15-126	Horizons at New Rancho	Seniors	\$820,628	\$3,201,410	148.00	45.904% N/A		Capital and Northern Region
CA-15-127	Oakcrest Heights (Savi Ranch II)	Large Family	\$1,300,613	\$0	148.00	28.692% Nonprofit		Orange County
CA-15-128	Wilmington & 118th Senior Housing	Seniors	\$1,746,453	\$0	148.00	42.543% N/A		Balance of Los Angeles County
CA-15-129	Rancho California Apartments	Large Family	\$772,761	\$0	148.00	32.008% N/A		Inland Empire Region
CA-15-130	Redwood Hill Townhomes	Large Family	\$957,226	\$0	148.00	58.551% Nonprofit		North and East Bay Region
CA-15-131	Civic Center 14 TOD	Large Family	\$1,245,402	\$0	148.00	54.253% N/A		North and East Bay Region
CA-15-132	Tabora Gardens Senior Apartments	Seniors	\$1,146,974	\$0	148.00	73.289% Nonprofit		North and East Bay Region
CA-15-133	Grayson Street Apartments	Special Needs	\$725,871	\$2,178,267	148.00	41.274% Special Needs/SRO		North and East Bay Region
CA-15-134	Harbor Point	Seniors	\$569,287	\$0	148.00	5.614% Rural		N/A
CA-15-135	Courson Arts Colony East	Large Family	\$1,691,557	\$0	148.00	19.163% N/A		Balance of Los Angeles County
CA-15-136	Sun House Senior Apartments	Seniors	\$1,190,139	\$0	148.00	19.872% Rural		N/A
CA-15-137	Villa Encantada	Large Family	\$1,290,653	\$0	148.00	50.081% N/A		San Diego County
CA-15-138	Talmadge Gateway	Special Needs	\$874,877	\$2,625,417	148.00	62.215% NPHA		San Diego County
CA-15-139	Tienda Drive Senior Apartments	Seniors	\$1,340,300	\$5,503,929	148.00	17.082% Nonprofit		Central Valley Region
CA-15-140	Bloomington Housing Phase II	Large Family	\$2,036,658	\$0	148.00	53.031% N/A		Inland Empire Region
CA-15-141	Crossroads	Large Family	\$1,157,967	\$4,517,427	148.00	65.897% Nonprofit		North and East Bay Region
CA-15-142	Woodlake Terrace	Large Family	\$483,130	\$1,884,770	148.00	6.852% Rural		N/A
CA-15-143	Green Valley Homes	Large Family	\$1,516,047	\$0	148.00	30.344% Rural (RHS 514)		N/A
CA-15-144	Atascadero Family Apartments	Large Family	\$1,713,195	\$6,683,459	148.00	24.612% Rural (RHS 514)		N/A
CA-15-145	Rancho Rustic	Large Family	\$674,448	\$2,631,135	148.00	43.656% Rural		N/A
CA-15-146	Riviera Family Apartments	Large Family	\$1,533,451	\$0	148.00	66.928% Nonprofit		North and East Bay Region
CA-15-147	St. Stephens Senior Housing	Seniors	\$908,728	\$0	148.00	66.766% Nonprofit		Central Coast Region
CA-15-148	Valley View Apartments	Special Needs	\$318,695	\$956,360	148.00	61.089% Special Needs/SRO		Capital and Northern Region
CA-15-149	Derian Apartments	Large Family	\$1,731,793	\$0	148.00	46.298% N/A		Orange County
CA-15-150	Bridgeview Apartments	Large Family	\$685,948	\$0	148.00	23.842% Rural		N/A
CA-15-151	Pearl Gardens	Large Family	\$278,671	\$0	148.00	72.298% Nonprofit		Central Coast Region
CA-15-152	Fullerton Heights	Special Needs	\$909,005	\$2,727,413	148.00	46.870% NPHA		Orange County
CA-15-153	Waterman Gardens Phas I	Large Family	\$1,206,742	\$0	148.00	51.060% N/A		Inland Empire Region
CA-15-154	Villa Pacifica II	Seniors	\$1,314,632	\$0	148.00	36.370% N/A		Inland Empire Region
CA-15-155	Junsay Oaks Senior Apartments	Seniors	\$1,009,088	\$0	148.00	39.583% Nonprofit		Central Coast Region
CA-15-156	El Dorado II Apartments - 44 Unit Phase	Large Family	\$1,393,107	\$0	148.00	44.637% N/A		San Diego County
CA-15-157	West Sac Family Apartments	Large Family	\$1,191,748	\$4,648,340	148.00	31.649% N/A		Capital and Northern Region
CA-15-158	South West View Apartments	Special Needs	\$1,642,130	\$4,927,851	148.00	46.920% Special Needs/SRO		City of Los Angeles
CA-15-159	Norwood Learning Village	Large Family	\$954,414	\$0	148.00	43.427% N/A		City of Los Angeles

Nine Percent (9%) Applications
2015 Second Round (as applied unless noted)

TCAC NUMBER	PROJECT NAME	HOUSING TYPE	FEDERAL CREDIT REQUESTED	STATE CREDIT REQUESTED	POINTS SELF SCORE TOTAL	TIE- BREAKER SELF SCORE	SET ASIDE	REGION
CA-15-160	Grace Village Senior Apartments	Seniors	\$937,361	\$0	148.00	57.012% Nonprofit		Central Coast Region
CA-15-161	El Cerrito Senior Mixed Use Apartments	Seniors	\$1,208,415	\$0	148.00	75.489% Nonprofit		North and East Bay Region
CA-15-162	Sycamore Gardens	Large Family	\$536,115	\$0	148.00	59.859% Nonprofit		Central Coast Region
CA-15-164	Miraflores Senior Apartments	Seniors	\$1,503,185	\$0	148.00	75.754% Nonprofit		North and East Bay Region
CA-15-165	Escondido Site	Special Needs	\$571,946	\$1,684,405	148.00	57.367% NPHA		San Diego County
CA-15-166	Depot at Santiago Apartments	Large Family	\$1,777,405	\$0	148.00	46.453% N/A		Orange County
CA-15-167	Holt Family Apartments	Large Family	\$1,452,729	\$0	148.00	20.400% Nonprofit		Balance of Los Angeles County
CA-15-168	PATH Metro Villas	Special Needs	\$1,194,815	\$3,585,513	148.00	58.941% Special Needs/SRO		City of Los Angeles
CA-15-169	King 1101	Special Needs	\$638,233	\$1,915,274	148.00	51.557% NPHA		City of Los Angeles
CA-15-170	401 Sepulveda	Seniors	\$1,469,726	\$0	148.00	37.431% N/A		Balance of Los Angeles County

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

TCAC NUMBER	PROJECT NAME	HOUSING TYPE	FEDERAL CREDIT REQUESTED	STATE CREDIT REQUESTED	POINTS SELF SCORE TOTAL	TIE-BREAKER SELF SCORE	REGION
CA-15-887	Ortiz Plaza	Non-Targeted	\$273,430	\$982,697 *	112.00	43.705%	North and East Bay Region
CA-15-888	Green Gardens	SRO	\$268,655	\$658,766	116.00	20.622%	Central Valley Region
CA-15-889	Esperanza Crossing, Phase II	Large Family	\$347,058	\$1,311,496	126.00	50.488%	Capital and Northern Region
CA-15-890	Ocean View Manor	Seniors	\$193,362	\$322,671	126.00	24.224%	Central Coast Region

* *Requesting State Farmworker Credits*