

I certify that I have read and understand the provisions of Sections 10322(a) through (h). No additional documents in support of the basic thresholds or point selection categories shall be accepted from the applicant beyond the application filing deadline, unless the Executive Director, at his or her sole discretion, determines that the deficiency is a clear reproduction or application assembly error, or an obviously transposed number. In such cases, applicants shall be given up to five (5) business days from the date of receipt of staff notification, to submit said documents to complete the application. For threshold omissions other than reproduction or assembly errors, the Executive Director may request additional clarifying information from other government entities.

I agree to hold TCAC, its members, officers, agents, and employees harmless from any matters arising out of or related to the Credit programs.

I agree that TCAC will determine the Credit amount to comply with requirements of IRC Section 42 but that TCAC in no way warrants the feasibility or viability of the project to anyone for any purpose. I acknowledge that TCAC makes no representation regarding the effect of any tax Credit which may be allocated and makes no representation regarding the ability to claim any Credit which may be allocated.

I acknowledge that all materials and requirements are subject to change by enactment of federal or state legislation or promulgation of regulations.

In carrying out the development and operation of the project, I agree to comply with all applicable federal and state laws regarding unlawful discrimination and will abide by all Credit program requirements, rules, and regulations.

I acknowledge that neither the Federal nor the State Tax Credit programs are entitlement programs and that my application will be evaluated based on the Credit statutes, regulations, and the Qualified Allocation Plan adopted by TCAC which identify the priorities and other standards which will be employed to evaluate applications.

I acknowledge that a reservation of Federal or State Tax Credits does not guarantee that the project will qualify for Tax Credits. Both Federal law and the state law require that various requirements be met on an ongoing basis. I agree that compliance with these requirements is the responsibility of the applicant.

I acknowledge that the information submitted to TCAC in this application or supplemental thereto may be subject to the Public Records Act or other disclosure. I understand that TCAC may make such information public.

I acknowledge that if I obtain an allocation of Federal and/or State Tax Credits, I will be required to enter into a regulatory agreement which will contain, among other things, all the conditions under which the Credits were provided including the selection criteria delineated in this application.

I declare under penalty of perjury that the information contained in the application, exhibits, attachments, and any further or supplemental documentation is true and correct to the best of my knowledge and belief. I certify and guarantee that each item identified in TCAC's minimum construction standards will be incorporated into the design of the project, unless a waiver has been approved by TCAC. I certify that, when requesting a threshold basis increase for development impact fees, the impact fee amounts are accurate as of the application date. In an application proposing rehabilitation work, I certify that all necessary work identified in the Capital Needs Assessment, including the immediate needs listed in the report, will be performed (unless a waiver is granted) prior to the project's rehabilitation completion. I certify and guarantee that the application meets each item of the applicable housing type requirement, as identified by TCAC regulation. I certify and guarantee that any tenant services proposed under TCAC Regulation Section 10325(c)(5)(B) will be available within 6 months of the project's placed in service date, will be of a regular and ongoing nature and provided to tenants for a period of at least 15 years, free of charge (except child care). I understand that any misrepresentation may result in cancellation of Tax Credit reservation, notification of the Internal Revenue Service and the Franchise Tax Board, and any other actions which TCAC is authorized to take pursuant to California Health and Safety Code Section 50199.22, issuance of fines pursuant to California Health and Safety Code Section 50199.10, and negative points per Regulation Section 10325(c)(3) or under general authority of state law.

I certify that I believe that the project can be completed within the development budget and the development timetable set forth (which timetable is in conformance with TCAC rules and regulations) and can be operated in the manner proposed within the operating budget set forth.

I further certify that more than 10% of the project's total reasonably expected basis cost will be incurred and the land acquired by the date specified in the reservation preliminary or final letter.

Dated this ____ day of _____, 2018 at _____, California.

By _____
(Original Signature)

(Typed or printed name)

(Title)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____)

COUNTY OF _____)

On _____ before me, _____, personally appeared _____

_____, who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

Local Jurisdiction:	City of Poway
City Manager:	Tina White *
Title:	City Manager
Mailing Address:	PO Box 789
City:	Poway
Zip Code:	92074-078
Phone Number:	858-668-4501 Ext.
FAX Number:	858-668-1205
E-mail:	twhite@poway.org

* For City Manager, please refer to the following the website below:
<http://www.treasurer.ca.gov/ctcac/2018/lra/contact.pdf>

II. APPLICATION - SECTION 3: APPLICANT INFORMATION

A. Identify Applicant

Applicant is the current owner and will retain ownership: N/A
 Applicant will be or is a general partner in the to be formed or formed final ownership entity: N/A
 Applicant is the project developer and will be part of the final ownership entity for the project: Yes
 Applicant is the project developer and will not be part of the final ownership entity for the project: N/A

B. Applicant Contact Information

Applicant Name: Villa De Vida Poway, L.P.
 Street Address: 1500 S. Grand Avenue
 City: Los Angeles State: CA Zip Code: 90015
 Contact Person: Erika Villablanca
 Phone: 213-743-5826 Ext.: Fax: 213-743-5828
 Email: evillablanca@mercyhousing.org

C. Legal Status of Applicant:

Limited Partnership Parent Company:
 If Other, Specify:

D. General Partner(s) Information

D(1) General Partner Name: Mercy Housing Calwest Managing GP
 Street Address: 1500 S. Grand Avenue
 City: Los Angeles State: CA Zip Code: 90015
 Contact Person: Erika Villablanca
 Phone: 213-743-5826 Ext.: Fax: 213-743-5828
 Email: evillablanca@mercyhousing.org
 Nonprofit/For Profit: Nonprofit Parent Company: Mercy Housing California

D(2) General Partner Name*: Villa de Vida Inc Administrative GP
 Street Address: 10620 Treena Street, Suite 230
 City: San Diego State: CA Zip Code: 92131
 Contact Person: Hunter Christian
 Phone: 760-445-4789 Ext.: Fax:
 Email: Hchristian@villadevida.org
 Nonprofit/For Profit: Nonprofit Parent Company: N/A

D(3) General Partner Name: (select one)
 Street Address:
 City: State: Zip Code:
 Contact Person:
 Phone: Ext.: Fax:
 Email:
 Nonprofit/For Profit: (select one) Parent Company:

E. General Partner(s) or Principal Owner(s) Type

Nonprofit

**If Joint Venture, 2nd GP must be included if applicant is pursuing a property tax exemption Reg. Section 10327(g)(2) - "TBD" not sufficient*

F. Status of Ownership Entity

currently exists If to be formed, enter date:
 *(Federal I.D. No. must be obtained prior to submitting carryover allocation package)

G. Contact Person During Application Process

Company Name: Mercy Housing California
 Street Address: 1500 S. Grand Avenue, Suite 100
 City: Los Angeles State: CA Zip Code: 90015
 Contact Person: Erika Villablanca
 Phone: 213-743-5826 Ext.: Fax: 213-743-5828
 Email: evillablanca@mercyhousing.org
 Participatory Role: Sole Member of General Partner
 (e.g., General Partner, Consultant, etc.)

II. APPLICATION - SECTION 6: REQUIRED APPROVALS & DEVELOPMENT TIMETABLE

A. Required Approvals Necessary to Begin Construction

	Approval Dates		
	Application Submittal	Estimated Approval	Actual Approval
Negative Declaration under CEQA	10/14/2016		2/21/2017
NEPA	8/26/2014		6/27/2017
Toxic Report	N/A		
Soils Report	N/A		
Coastal Commission Approval	N/A		
Article 34 of State Constitution	6/1/2017		6/27/2017
Site Plan	10/14/2016		2/21/2017
Conditional Use Permit Approved or Required	N/A		
Variance Approved or Required	N/A		
Other Discretionary Reviews and Approvals	N/A		

Project and Site Information	
Current Land Use Designation	Community Business with Affordable Housing Overlay
Current Zoning and Maximum Density	CB with overlay permits up to 60 units per acre
Proposed Zoning and Maximum Density	N/A
Does this site have Inclusionary Zoning?	No
Occupancy restrictions that run with the land due to CUP's or density bonuses?	No (if yes, explain here)
Building Height Requirements	35 feet max
Required Parking Ratio	1.5: 1 bdrm and 2.25: 2 bdrm
Is site in a Redevelopment Area?	Yes

B. Development Timetable

		Actual or Scheduled		
		Month	/	Year
SITE	Environmental Review Completed	2	/	2017
	Site Acquired	2	/	2018
LOCAL PERMITS	Conditional Use Permit	N/A	/	
	Variance	N/A	/	
	Site Plan Review	2	/	2017
	Grading Permit	3	/	2019
	Building Permit	3	/	2019
CONSTRUCTION FINANCING	Loan Application	6	/	2018
	Enforceable Commitment	6	/	2018
	Closing and Disbursement	3	/	2019
PERMANENT FINANCING	Loan Application	6	/	2018
	Enforceable Commitment	6	/	2018
	Closing and Disbursement	3	/	2019
OTHER LOANS AND GRANTS	Type and Source: <u>City Land Loan</u>	10	/	2016
	Application	N/A	/	
	Closing or Award	10	/	2016
	Type and Source: <u>City of Poway</u>	2	/	2018
	Application	N/A	/	
	Closing or Award	3	/	2019
	Type and Source: <u>GP Loan (Villa de Vida fundraising)</u>	2	/	2018
	Application	N/A	/	
	Closing or Award	3	/	2019
	Type and Source: <u>(specify here)</u>	N/A	/	
	Application	N/A	/	
	Closing or Award	N/A	/	
	Type and Source: <u>(specify here)</u>	N/A	/	
	Application	N/A	/	
	Closing or Award	N/A	/	
	Type and Source: <u>(specify here)</u>	N/A	/	
	Application	N/A	/	
Closing or Award	N/A	/		
10% of Costs Incurred	9	/	2019	
Construction Start	3	/	2019	
Construction Completion	9	/	2020	
Placed In Service	9	/	2020	
Occupancy of All Tax Credit Units	12	/	2020	

III. PROJECT FINANCING - SECTION 1: CONSTRUCTION FINANCING

A. Construction Financing

List Below All Projected Sources Required To Complete Construction

Name of Lender/Source	Term (months)	Interest Rate	Amount of Funds
1) Citibank - Construction Loan	20	5.500%	\$18,398,842
2) City of Poway Housing Authority - Land Lo	20	3.000%	\$2,700,000
3) City of Poway Housing Authority - Redeve	20	3.000%	\$700,000
4) GP Loan - Villa de Vida Fundraising	20		\$1,702,592
5) Deferred Development Costs			\$922,235
6) Deferred Developer Fee			\$600,000
7) Tax Credit Equity			\$1,700,000
8) GP Equity Contribution			\$100
9)			
10)			
11)			
12)			
Total Funds For Construction:			\$26,723,769

- | | |
|---|---|
| <p>1) Lender/Source: <u>Citibank - Construction Loan</u>
 Street Address: <u>1 Sansome Street, 27th Floor</u>
 City: <u>San Francisco, CA 94104</u>
 Contact Name: <u>Merle Malakoff</u>
 Phone Number: <u>415-658-4309</u> Ext.: <u></u>
 Type of Financing: <u>Conventional</u>
 Is the Lender/Source Committed? <u>Yes</u></p> | <p>2) Lender/Source: <u>City of Poway Housing Authority - Land</u>
 Street Address: <u>13325 Civic Center Drive</u>
 City: <u>Poway, CA</u>
 Contact Name: <u>Bob Manis</u>
 Phone Number: <u>858-668-4601</u> Ext.: <u></u>
 Type of Financing: <u>Risidual Receipts</u>
 Is the Lender/Source Committed? <u>Yes</u></p> |
| <p>3) Lender/Source: <u>City of Poway Housing Authority - Rede</u>
 Street Address: <u>13325 Civic Center Drive</u>
 City: <u>Poway, CA</u>
 Contact Name: <u>Bob Manis</u>
 Phone Number: <u>858-668-4601</u> Ext.: <u></u>
 Type of Financing: <u>Risidual Receipts</u>
 Is the Lender/Source Committed? <u>Yes</u></p> | <p>4) Lender/Source: <u>GP Loan - Villa de Vida Fundraising</u>
 Street Address: <u>10620 Treena Street, Suite 230</u>
 City: <u>San Diego</u>
 Contact Name: <u>Hunter Christian</u>
 Phone Number: <u>858-935-6023</u> Ext.: <u></u>
 Type of Financing: <u>GP Equity</u>
 Is the Lender/Source Committed? <u>Yes</u></p> |
| <p>5) Lender/Source: <u>Deferred Development Costs</u>
 Street Address: <u>1500 S. Grand Avenue</u>
 City: <u>Los Angeles</u>
 Contact Name: <u>Erika Villablanca</u>
 Phone Number: <u>213-743-5826</u> Ext.: <u></u>
 Type of Financing: <u>Deferred</u>
 Is the Lender/Source Committed? <u>Yes</u></p> | <p>6) Lender/Source: <u>Deferred Developer Fee</u>
 Street Address: <u>1500 S. Grand Avenue</u>
 City: <u>Los Angeles</u>
 Contact Name: <u>Erika Villablanca</u>
 Phone Number: <u>213-743-5826</u> Ext.: <u></u>
 Type of Financing: <u>Deferred</u>
 Is the Lender/Source Committed? <u>Yes</u></p> |
| <p>7) Lender/Source: <u>Tax Credit Equity</u>
 Street Address: <u>TBD</u>
 City: <u></u>
 Contact Name: <u></u>
 Phone Number: <u></u> Ext.: <u></u>
 Type of Financing: <u>LP Equity</u>
 Is the Lender/Source Committed? <u>No</u></p> | <p>8) Lender/Source: <u>GP Equity Contribution</u>
 Street Address: <u>1500 S. Grand Avenue</u>
 City: <u>Los Angeles</u>
 Contact Name: <u>Erika Villablanca</u>
 Phone Number: <u>213-743-5826</u> Ext.: <u></u>
 Type of Financing: <u>GP Equity</u>
 Is the Lender/Source Committed? <u>Yes</u></p> |
| <p>9) Lender/Source: <u></u>
 Street Address: <u></u>
 City: <u></u>
 Contact Name: <u></u>
 Phone Number: <u></u> Ext.: <u></u>
 Type of Financing: <u></u>
 Is the Lender/Source Committed? <u>No</u></p> | <p>10) Lender/Source: <u></u>
 Street Address: <u></u>
 City: <u></u>
 Contact Name: <u></u>
 Phone Number: <u></u> Ext.: <u></u>
 Type of Financing: <u></u>
 Is the Lender/Source Committed? <u>No</u></p> |

11) Lender/Source: _____
Street Address: _____
City: _____
Contact Name: _____
Phone Number: _____ Ext.: _____
Type of Financing: _____
Is the Lender/Source Committed? No

12) Lender/Source: _____
Street Address: _____
City: _____
Contact Name: _____
Phone Number: _____ Ext.: _____
Type of Financing: _____
Is the Lender/Source Committed? No

III. PROJECT FINANCING - SECTION 2: PERMANENT FINANCING

A. Permanent Financing

List Below All Projected Sources Required To Complete Construction

Name of Lender/Source	Term (months)	Interest Rate	Residual Receipts / Deferred Pymt.	Annual Debt Service	Amount of Funds
1) Citibank - Permanent Loan	240	6.000%		\$225,236	\$2,620,000
2) City of Poway Housing Authority - Land Lo	684	3.000%	Residual		\$2,700,000
3) City of Poway Housing Authority - Redeve	684	3.000%	Residual		\$750,000
4) GP Loan - Villa de Vida Fundraising	180		Deferred		\$1,702,592
5) Deferred Developer Fee			Deferred		\$600,000
6) Capital Contributions: General Partner					\$100
7)					
8)					
9)					
10)					
11)					
12)					
Total Permanent Financing:					\$8,372,692
Total Tax Credit Equity:					\$18,351,076
Total Sources of Project Funds:					\$26,723,768

1) Lender/Source: Citibank - Permanent Loan
 Street Address: 1 Sansome Street, 27th Floor
 City: San Francisco
 Contact Name: Merle Malakoff
 Phone Number: 415-648-4309 Ext.: _____
 Type of Financing: Conventional
 Is the Lender/Source Committed? Yes

2) Lender/Source: City of Poway Housing Authority - Land
 Street Address: 13325 Civic Center Drive
 City: Poway, CA
 Contact Name: Bob Manis
 Phone Number: 858-668-4601 Ext.: _____
 Type of Financing: Residual Receipts
 Is the Lender/Source Committed? Yes

3) Lender/Source: City of Poway Housing Authority - Rede
 Street Address: 13325 Civic Center Drive
 City: Poway, CA
 Contact Name: Bob Manis
 Phone Number: 858-668-4601 Ext.: _____
 Type of Financing: Residual Receipts
 Is the Lender/Source Committed? Yes

4) Lender/Source: GP Loan - Villa de Vida Fundraising
 Street Address: 10620 Treena Street, Suite 230
 City: San Diego
 Contact Name: Hunter Christian
 Phone Number: 858-935-6023 Ext.: _____
 Type of Financing: Deferred
 Is the Lender/Source Committed? Yes

5) Lender/Source: Deferred Developer Fee
 Street Address: 1500 S. Grand Avenue
 City: Los Angeles
 Contact Name: Erika Villablanca
 Phone Number: 213-743-5826 Ext.: _____
 Type of Financing: Deferred
 Is the Lender/Source Committed? Yes

6) Lender/Source: Capital Contributions: General Partner
 Street Address: 1500 S. Grand Avenue
 City: Los Angeles
 Contact Name: Erika Villablanca
 Phone Number: 213-743-5826 Ext.: _____
 Type of Financing: GP Equity
 Is the Lender/Source Committed? Yes

7) Lender/Source: _____
 Street Address: _____
 City: _____
 Contact Name: _____
 Phone Number: _____ Ext.: _____
 Type of Financing: _____
 Is the Lender/Source Committed? No

8) Lender/Source: _____
 Street Address: _____
 City: _____
 Contact Name: _____
 Phone Number: _____ Ext.: _____
 Type of Financing: _____
 Is the Lender/Source Committed? No

9) Lender/Source: _____
Street Address: _____
City: _____
Contact Name: _____
Phone Number: _____ Ext.: _____
Type of Financing: _____
Is the Lender/Source Committed? No

10) Lender/Source: _____
Street Address: _____
City: _____
Contact Name: _____
Phone Number: _____ Ext.: _____
Type of Financing: _____
Is the Lender/Source Committed? No

11) Lender/Source: _____
Street Address: _____
City: _____
Contact Name: _____
Phone Number: _____ Ext.: _____
Type of Financing: _____
Is the Lender/Source Committed? No

12) Lender/Source: _____
Street Address: _____
City: _____
Contact Name: _____
Phone Number: _____ Ext.: _____
Type of Financing: _____
Is the Lender/Source Committed? No

C. Market Rate Units

(a) Bedroom Type(s)	(b) Number of Units	(c) Proposed Monthly Rent (Less Utilities)	(d) Total Monthly Rents (b x c)
Total # Units:		Total:	

Aggregate Monthly Rents For All Units:	\$40,206
Aggregate Annual Rents For All Units:	\$482,472

D. Rental Subsidy Income/Operating Subsidy
Complete spreadsheet "Subsidy Contract Calculation"

Number of Units Receiving Assistance:	53
Length of Contract (years):	20
Expiration Date of Contract:	12/1/2038
Total Projected Annual Rental Subsidy:	\$309,768

E. Miscellaneous Income

Annual Income from Laundry Facilities:	\$3,240
Annual Income from Vending Machines:	
Annual Interest Income:	
Other Annual Income: (specify here)	
Total Miscellaneous Income:	\$3,240
Total Annual Potential Gross Income:	\$795,480

F. Monthly Resident Utility Allowance by Unit Size

(utility allowances must be itemized and must agree with the applicable utility allowance schedule)

	SRO / STUDIO	1 BR	2 BR	3 BR	4 BR	() BR
Space Heating:		\$7	\$9			
Water Heating:						
Cooking:		\$4	\$5			
Lighting:						
Electricity:		\$23	\$30			
Water:*						
Other: air conditioning		\$1	\$1			
Total:		\$35	\$45			

***PROJECTS PROPOSING UNITS WITH INDIVIDUAL WATER METERS MUST INCLUDE A WATER ALLOWANCE.**

Name of PHA or California Energy Commission Providing Utility Allowances:

Housing Authority of the County of San Diego

See Regulation Section 10322(h)(21) for type of projects that are allowed to use CUAC.

G. Annual Residential Operating Expenses

Administrative	Advertising:	\$540
	Legal:	\$5,500
	Accounting/Audit:	\$8,100
	Security:	
	Other: Telephone, Office Expenses	\$16,823
Total Administrative:		\$30,963
Management	Total Management:	\$47,952
Utilities	Fuel:	
	Gas:	\$8,586
	Electricity:	\$12,420
	Water/Sewer:	\$21,492
	Total Utilities:	\$42,498
Payroll / Payroll Taxes	On-site Manager:	\$52,000
	Maintenance Personnel:	\$68,640
	Other: Payroll Tax and Benefits	\$38,604
	Total Payroll / Payroll Taxes:	\$159,244
	Total Insurance:	\$18,500
Maintenance	Painting:	
	Repairs:	
	Trash Removal:	\$16,902
	Exterminating:	\$5,000
	Grounds:	\$9,600
	Elevator:	
	Other: Contracts / Supplies	\$37,144
	Total Maintenance:	\$68,646
Other Expenses	Other: Cable	\$1,300
	Other: (specify here)	
	Other: (specify here)	
	Other: (specify here)	
	Other: (specify here)	
	Total Other Expenses:	\$1,300

Total Expenses

Total Annual Residential Operating Expenses:	\$369,103
Total Number of Units in the Project:	54
Total Annual Operating Expenses Per Unit:	\$6,835
Total 3-Month Operating Reserve:	\$180,503
Total Annual Transit Pass / Internet Expense (site amenity election):	\$5,832
Total Annual Services Amenities Budget (from project expenses):	\$95,000
Total Annual Reserve for Replacement:	\$20,250
Total Annual Real Estate Taxes:	\$2,500
Other: Annual Monitoring Fee - SD HCD	\$4,000
Other (Specify):	

H. Commercial Income*

Total Annual Commercial/Non-Residential Revenue:	
Total Annual Commercial/Non-Residential Expenses:	
Total Annual Commercial/Non-Residential Debt Service:	
Total Annual Commercial/Non-Residential Net Income:	

*The Sources and Uses Budget must separately detail apportioned amounts for residential and commercial space. Separate cash flow projections shall be provided for residential and commercial space. Income from the residential portion of a project shall not be used to support any negative cash flow of a commercial portion, and commercial income should not support the residential portion (Sections 10322(h)(14), (22); 10327(g)(7)).

III. PROJECT FINANCING - SECTION 4: LOAN AND GRANT SUBSIDIES

A. Inclusion/Exclusion From Eligible Basis

Funding Sources If lender is not funding source, list source (HOME, CDBG, etc.) NOT lender.		Included in Eligible Basis Yes/No	Amount
HOME Investment Partnership Act (HOME)		N/A	
Community Development Block Grant (CDBG)		N/A	
RHS 514		N/A	
RHS 515		N/A	
RHS 516		N/A	
RHS 538		N/A	
HOPE VI		N/A	
McKinney-Vento Homeless Assistance Program		N/A	
MHSA		N/A	
MHP		N/A	
Housing Successor Agency Funds		Yes	\$750,000
Taxable bond financing		N/A	
FHA Risk Sharing loan? No		N/A	
State:	(specify here)	N/A	
Local:	Poway Housing Authority Land Loan	No	\$2,700,000
Private:	GP Loan (Villa de Vida Fundraising)	No	\$1,702,592
Other:	(specify here)	N/A	
Other:	(specify here)	N/A	
Other:	(specify here)	N/A	

B. Rental Subsidy Anticipated

Indicate By Percent Of Units Affected, Any Rental Subsidy Expected To Be Available To The Project.

Approval Date:	4/25/2017	Approval Date:	
Source:	Hsg Authority of SD City	Source:	
If Section 8:	Project-based vouchers	If Section 8:	(select one)
Percentage:	100.00%	Percentage:	
Units Subsidized:	53	Units Subsidized:	
Amount Per Year:	\$792,240	Amount Per Year:	
Total Subsidy:	\$15,844,800	Total Subsidy:	
Term:	20	Term:	

C. Pre-Existing Subsidies (Acq./Rehab. or Rehab-Only projects)

Indicate The Subsidy Amount For Any Of The Following Currently Utilized By The Project.

Sec 221(d)(3) BMIR:		RHS 514:	
HUD Sec 236:		RHS 515:	
If Section 236, IRP?	N/A	RHS 521 (rent subsidy):	
RHS 538:		State / Local:	
HUD Section 8:		Rent Sup / RAP:	
If Section 8:	(select one)		
HUD SHP:			
Will the subsidy continue?:	No	Other:	(specify here)
If yes enter amount:		Other amount:	

III. PROJECT FINANCING - SECTION 5: THRESHOLD BASIS LIMIT

A. Threshold Basis Limit

<u>Unit Size</u>	<u>Unit Basis Limit</u>	<u>No. of Units</u>	<u>(Basis) X (No. of Units)</u>
SRO/STUDIO	\$196,718		
1 Bedroom	\$226,814	51	\$11,567,514
2 Bedrooms	\$273,600	3	\$820,800
3 Bedrooms	\$350,208		
4+ Bedrooms	\$390,154		
TOTAL UNITS:		54	
TOTAL UNADJUSTED THRESHOLD BASIS LIMIT:			\$12,388,314
		Yes/No	
(a) Plus (+) 20% basis adjustment for projects paid in whole or part out of public funds subject to a legal requirement for the payment of state or federal prevailing wages or financed in part by a labor-affiliated organization requiring the employment of construction workers who are paid at least state or federal prevailing wages. List source(s) or labor-affiliated organization(s): PBV		Yes	\$2,477,663
Plus (+) 5% basis adjustment for projects that certify that (1) they are subject to a project labor agreement within the meaning of Section 2500(b)(1) of the Public Contract Code, or (2) they will use a skilled and trained workforce as defined by Section 25536.7 of the Health and Safety Code to perform all onsite work within an apprenticeable occupation in the building and construction trades.		No	
(b) Plus (+) 7% basis adjustment for new construction projects required to provide parking beneath residential units (not "tuck under" parking) or through construction of an on-site parking structure of two or more levels.		No	
(c) Plus (+) 2% basis adjustment for projects where a day care center is part of the development.		No	
(d) Plus (+) 2% basis adjustment for projects where 100 percent of the Low-Income Units are for Special Needs populations.		No	
(e) Plus (+) up to 10% basis adjustment for projects applying under Section 10325 or Section 10326 of these regulations that include one or more of the features in the section: Item (e) Features.		Yes	\$867,182
(f) Plus (+) the lesser of the associated costs or up to a 15% basis adjustment for projects requiring seismic upgrading of existing structures, and/or on-site toxic or other environmental mitigation as certified by the project architect or seismic engineer. If Yes, select type: N/A		No	
(g) Plus (+) local development impact fees required to be paid to local government entities. Certification from local entities assessing fees also required. WAIVED IMPACT FEES ARE INELIGIBLE.		Yes <small>Please Enter Amount:</small>	\$786,481
(h) Plus (+) 10% basis adjustment for projects wherein at least 95% of the project's upper floor units are serviced by an elevator.		Yes	\$1,238,831
(i) Plus (+) 10% basis adjustment for a project that is: (i) in a county that has an unadjusted 9% threshold basis limit for a 2-bedroom unit equal to or less than \$400,000; <u>AND</u> (ii) located in a census tract designated on the TCAC/HCD Opportunity Area Map as Highest or High Resource.		Yes	\$1,238,831
TOTAL ADJUSTED THRESHOLD BASIS LIMIT:			\$18,997,302

HIGH COST TEST

Total Eligible Basis \$20,687,799
 Percentage of the Adjusted Threshold Basis Limit 108.899%

Based on information presented in this application, this project is not held to TCAC regulation requirements for high cost projects.

ITEM (e) Features

**REVIEW REGULATION SECTION 10327(c)(5)(B) PRIOR TO COMPLETING THIS SECTION.
THE OPTIONS BELOW ARE PRESENTED WITH ABRIDGED LANGUAGE.**

- N/A** 1 Project shall have onsite renewable generation estimated to produce 50% or more of annual tenant electricity use. If combined available roof area is insufficient, project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area. A project not availing itself of the 90% roof area exception may also receive an increase under paragraph (2) only if the renewable generation used to calculate each basis increase does not overlap. Threshold Basis Limit increase of 5%.
- N/A** 2 Project shall have onsite renewable generation estimated to produce 75% or more of annual common area electricity use. If combined available roof area is insufficient, project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area. A project not availing itself of the 90% roof area exception may also receive an increase under paragraph (1) only if the renewable generation used to calculate each basis increase does not overlap. Threshold Basis Limit increase of 2%.
- Yes** 3 Newly constructed project buildings shall be 15% or more energy efficient than 2016 Energy Efficiency Standards (CA Code of Regulations, Title 24, Part 6), except that if the local department has determined that building permit applications submitted on or before December 31, 2016 are complete, then newly constructed project buildings shall be 15% or more energy efficiency than the 2013 Energy Efficiency Standards (CA Code of Regulations, Title 24, Part 6). Threshold Basis Limit increase of 4%.
- N/A** 4 Rehabilitated project buildings shall have an 80% decrease in estimated annual energy use (or improvement in energy efficiency) in the HERS II post rehabilitation. Threshold Basis Limit increase 4%.
- N/A** 5 Use no irrigation at all, irrigate only with reclaimed water, greywater, or rainwater (excluding water used for community gardens), or irrigate with reclaimed water, greywater, or rainwater in an amount that annually equals or exceeds 20,000 gallons or 300 gallons per unit, whichever is less. Threshold Basis Limit increase 1%.
- N/A** 6 Community gardens of at least 60 square feet per unit. Permanent site improvements that provide a viable growing space within the project. Threshold Basis Limit increase 1%.
- Yes** 7 Install bamboo, stained concrete, cork, salvaged or FSC-Certified wood, natural linoleum, natural rubber, or ceramic tile in all kitchens, living rooms, and bathrooms (where no VOC adhesives or backing is also used). Threshold Basis Limit increase 1%.
- Yes** 8 Install bamboo, stained concrete, cork, salvaged or FSC-Certified wood, natural linoleum, natural rubber, or ceramic tile in all common areas (where no VOC adhesives or backing is also used). Threshold Basis Limit increase 2%.
- N/A** 9 For new construction projects only, meet all requirements of the U.S. Environmental Protection Agency Indoor Air Plus Program. Threshold Basis Limit increase 2%.
-

IV. SOURCES AND USES BUDGET - SECTION 1: SOURCES AND USES BUDGET					Permanent Sources														
	TOTAL PROJECT COST	RES. COST	COM'L. COST	TAX CREDIT EQUITY	1)Citibank - Permanent Loan	2)City of Poway Housing Authority - Land Loan	3)City of Poway Housing Authority - Redevelopme	4)GP Loan - Villa de Vida Fundraising	5)Deferred Developer Fee	6)Capital Contributions: General Partner	7)	8)	9)	10)	11)	12)	SUBTOTAL	70% PVC for New Const/Rehab	30% PVC for Acquisition
LAND COST/ACQUISITION																			
Land Cost or Value	\$2,700,000	\$2,700,000				\$2,700,000											\$2,700,000		
Demolition	\$133,947	\$133,947		\$133,947													\$133,947		
Legal																			
Land Lease Rent Prepayment																			
Total Land Cost or Value	\$2,833,947	\$2,833,947		\$133,947		\$2,700,000											\$2,833,947		
Existing Improvements Cost or Value																			
Off-Site Improvements																			
Total Acquisition Cost																			
Total Land Cost / Acquisition Cost	\$2,833,947	\$2,833,947		\$133,947		\$2,700,000											\$2,833,947		
Predevelopment Interest/Holding Cost	\$25,000	\$25,000		\$25,000													\$25,000		
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)																			
Excess Purchase Price Over Appraisal																			
REHABILITATION																			
Site Work																			
Structures																			
General Requirements																			
Contractor Overhead																			
Contractor Profit																			
Prevailing Wages																			
General Liability Insurance																			
Other: (Specify)																			
Total Rehabilitation Costs																			
Total Relocation Expenses																			
NEW CONSTRUCTION																			
Site Work	\$740,375	\$740,375		\$740,375													\$740,375	\$740,375	
Structures	\$10,902,396	\$10,902,396		\$7,532,396	\$2,620,000	\$750,000											\$10,902,396	\$10,902,396	
General Requirements	\$935,562	\$935,562		\$935,562													\$935,562	\$935,562	
Contractor Overhead	\$350,000	\$350,000		\$350,000													\$350,000	\$350,000	
Contractor Profit	\$350,000	\$350,000		\$350,000													\$350,000	\$350,000	
Prevailing Wages																			
General Liability Insurance	\$402,541	\$402,541		\$402,541													\$402,541	\$402,541	
Other: Parking	\$55,867	\$55,867		\$55,867													\$55,867	\$55,867	
Total New Construction Costs	\$13,736,741	\$13,736,741		\$10,366,741	\$2,620,000	\$750,000											\$13,736,741	\$13,736,741	
ARCHITECTURAL FEES																			
Design	\$584,163	\$584,163		\$584,163													\$584,163	\$584,163	
Supervision																			
Total Architectural Costs	\$584,163	\$584,163		\$584,163													\$584,163	\$584,163	
Total Survey & Engineering	\$300,000	\$300,000		\$300,000													\$300,000	\$300,000	
CONSTRUCTION INTEREST & FEES																			
Construction Loan Interest	\$1,096,300	\$1,096,300		\$1,096,300													\$1,096,300	\$822,225	
Origination Fee																			
Credit Enhancement/Application Fee	\$184,000	\$184,000		\$184,000													\$184,000	\$184,000	
Bond Premium																			
Title & Recording	\$50,000	\$50,000		\$50,000													\$50,000	\$50,000	
Taxes	\$50,889	\$50,889		\$50,889													\$50,889	\$50,889	
Insurance	\$75,000	\$75,000		\$75,000													\$75,000	\$75,000	
Other: Lender Expenses	\$15,000	\$15,000		\$15,000													\$15,000		
Other: Legal Construction Closing	\$60,000	\$60,000		\$60,000													\$60,000	\$60,000	
Total Construction Interest & Fees	\$1,531,189	\$1,531,189		\$1,531,189													\$1,531,189	\$1,242,114	
PERMANENT FINANCING																			
Loan Origination Fee																			
Credit Enhancement/Application Fee	\$26,200	\$26,200		\$26,200													\$26,200		
Title & Recording	\$20,000	\$20,000		\$20,000													\$20,000		
Taxes																			
Insurance																			
Other: Perm Legal	\$20,000	\$20,000		\$20,000													\$20,000		
Other: (Specify)																			
Total Permanent Financing Costs	\$66,200	\$66,200		\$66,200													\$66,200		
Subtotals Forward	\$19,077,240	\$19,077,240		\$13,007,240	\$2,620,000	\$2,700,000	\$750,000										\$19,077,240	\$15,863,018	
LEGAL FEES																			
Lender Legal Paid by Applicant	\$60,000	\$60,000		\$60,000													\$60,000		
Other: (Specify)																			
Total Attorney Costs	\$60,000	\$60,000		\$60,000													\$60,000		
RESERVES																			
Rent Reserves																			
Capitalized Rent Reserves																			
Required Capitalized Replacement Reserve	\$20,250	\$20,250		\$20,250													\$20,250		
3-Month Operating Reserve	\$180,505	\$180,505		\$180,505													\$180,505		
Other: Supportive Services Reserve	\$1,702,592	\$1,702,592		\$1,702,592			\$1,702,592										\$1,702,592		
Total Reserve Costs	\$1,903,347	\$1,903,347		\$200,755			\$1,702,592										\$1,903,347		
APPRAISAL																			
Total Appraisal Costs	\$15,000	\$15,000		\$15,000													\$15,000	\$15,000	
Total Contingency Cost	\$1,387,069	\$1,387,069		\$1,387,069													\$1,387,069	\$1,387,069	

IV. SOURCES AND USES BUDGET - SECTION 1: SOURCES AND USES BUDGET					Permanent Sources														
	TOTAL PROJECT COST	RES. COST	COM'L. COST	TAX CREDIT EQUITY	1)Citibank - Permanent Loan	2)City of Poway Housing Authority - Land Loan	3)City of Poway Housing Authority - Redevelopme	4)GP Loan - Villa de Vida Fundraising	5)Deferred Developer Fee	6)Capital Contributions: General Partner	7)	8)	9)	10)	11)	12)	SUBTOTAL	70% PVC for New Const/Rehab	30% PVC for Acquisition
OTHER PROJECT COSTS																			
TCAC App/Allocation/Monitoring Fees	\$103,400	\$103,400		\$103,400													\$103,400		
Environmental Audit	\$25,000	\$25,000		\$25,000													\$25,000	\$25,000	
Local Development Impact Fees	\$786,481	\$786,481		\$786,481													\$786,481	\$786,481	
Permit Processing Fees	\$500,000	\$500,000		\$500,000													\$500,000	\$500,000	
Capital Fees																			
Marketing	\$135,000	\$135,000		\$135,000													\$135,000		
Furnishings	\$150,000	\$150,000		\$150,000													\$150,000	\$150,000	
Market Study	\$10,000	\$10,000		\$10,000													\$10,000	\$10,000	
Accounting/Reimbursable																			
Soft Cost Contingency	\$201,231	\$201,231		\$201,131					\$100								\$201,231	\$201,231	
Other: 3rd Party Construction Management	\$200,000	\$200,000		\$200,000													\$200,000	\$200,000	
Other: Utility Connection Fee	\$150,000	\$150,000		\$150,000													\$150,000	\$150,000	
Other: Title & Recording (Acquisition)	\$20,000	\$20,000		\$20,000													\$20,000	\$20,000	
Other: (Specify)																			
Other: (Specify)																			
Total Other Costs	\$2,281,112	\$2,281,112		\$2,281,012						\$100							\$2,281,112	\$2,022,712	
SUBTOTAL PROJECT COST	\$24,723,768	\$24,723,768		\$16,951,076	\$2,620,000	\$2,700,000	\$750,000	\$1,702,592		\$100							\$24,723,768	\$19,287,799	
DEVELOPER COSTS																			
Developer Overhead/Profit	\$2,000,000	\$2,000,000		\$1,400,000					\$600,000								\$2,000,000	\$1,400,000	
Consultant/Processing Agent																			
Project Administration																			
Broker Fees Paid to a Related Party																			
Construction Oversight by Developer																			
Other: (Specify)																			
Total Developer Costs	\$2,000,000	\$2,000,000		\$1,400,000					\$600,000								\$2,000,000	\$1,400,000	
TOTAL PROJECT COST	\$26,723,768	\$26,723,768		\$18,351,076	\$2,620,000	\$2,700,000	\$750,000	\$1,702,592	\$600,000	\$100							\$26,723,768	\$20,687,799	
Note: Syndication Costs shall NOT be included as a project cost. Calculate Maximum Developer Fee using the eligible basis subtotals.																	Bridge Loan Expense During Construction:		
DOUBLE CHECK AGAINST PERMANENT FINANCING TOTALS:																	Total Eligible Basis:		
	\$18,351,076	\$2,620,000	\$2,700,000	\$750,000	\$1,702,592	\$600,000	\$100										\$20,687,799		

Funding sources and costs should be aligned appropriately. For example, public funding sources for land purchase or construction costs should be shown as paying for these costs. Do not randomly select funding sources for line item costs if they have a dedicated source of payment.

- ¹ Required: evidence of land value (see Tab 1). Land value must be included in Total Project Cost and Sources and Uses Budget (includes donated or leased land). Except for non-competitive projects with donated land, TCAC will not accept a budget with a nominal land value. Please refer to the TCAC website for additional information and guidance.
- ² Required: include a detailed explanation of Demolition and Offsite Improvements requirements as well as a cost breakdown in Attachment 12, Construction and Design Description.

Note: The conditional formatting embedded in this Sources and Uses Budget workbook tests only for mathematical errors, i.e. whether sum total of Sources (Column R) matches Total Project Cost (Column B) and whether each source listed in the Sources and Uses Budget workbook (Row 103) matches that of Permanent Financing in the Application workbook (Row 106). The conditional formatting does NOT test for any regulatory threshold or feasibility requirements. Applicants are advised to conduct their own due diligence and not rely upon the conditional formatting in this workbook.

FOR PLACED IN SERVICE APPLICATION SUBMISSIONS:

SYNDICATION (Investor & General Partner)

Organizational Fee	
Bridge Loan Fees/Exp.	
Legal Fees	\$50,000
Consultant Fees	\$50,000
Accountant Fees	
Tax Opinion	
Other	\$50,000
Total Syndication Costs	\$150,000

CERTIFICATION BY OWNER:

As owner(s) of the above-referenced low-income housing project, I certify under penalty of perjury, that the project costs contained herein are, to the best of my knowledge, accurate and actual costs associated with the construction, acquisition and/or rehabilitation of this project and that the sources of funds shown are the only funds received by the Partnership for the development of the project. I authorize the California Tax Credit Allocation Committee to utilize this information to calculate the low-income housing tax credit.

Signature of Owner/General Partner _____

_____ Date

Printed Name of Signatory _____

_____ Title of Signatory

CERTIFICATION OF CPA/TAX PROFESSIONAL:

As the tax professional for the above-referenced low-income housing project, I certify under penalty of perjury, that the percentage of aggregate basis financed by tax-exempt bonds is: _____

Signature of Project CPA/Tax Professional _____

_____ Date

V. BASIS AND CREDITS - SECTION 1: BASIS AND CREDITS

Determination of Eligible and Qualified Basis

A. Basis and Credits

	70% PVC for New Const/ Rehab	30% PVC for Acquisition
Total Eligible Basis:	\$20,687,799	
Ineligible Amounts		
Subtract All Grant Proceeds Used to Finance Costs in Eligible Basis:		
Subtract Non-Qualified Non-Recourse Financing:		
Subtract Non-Qualifying Portion of Higher Quality Units:		
Subtract Photovoltaic Credit (as applicable):		
Subtract Historic Credit (residential portion only):		
Subtract Ineligible Basis related to Excess Parking:	\$11,851	
Subtract (specify other ineligible amounts):		
Total Ineligible Amounts:	\$11,851	
Total Eligible Basis Amount Voluntarily Excluded:	\$3,671,146	
Total Basis Reduction:	(\$3,682,997)	
Total Requested Unadjusted Eligible Basis:	\$17,004,802	
Total Adjusted Threshold Basis Limit:	\$18,997,302	
*Qualified Census Tract or Difficult to Develop Area Adjustment:	130%	100%
Total Adjusted Eligible Basis:	\$22,106,243	
Applicable Fraction:	100%	100%
Qualified Basis:	\$22,106,243	
Total Qualified Basis:	\$22,106,243	

*130% boost if your project is located in a DDA or QCT, or Reg. Section 10317(d) as applicable.

(Boost is auto calculated from your selection in: II. APPLICATION - SECTION 2: GENERAL AND SUMMARY INFORMATION - B)

B. Determination of Federal Credit

	New Const/ Rehab	Acquisition
Qualified Basis:	\$22,106,243	
*Applicable Percentage:	9.00%	3.25%
Subtotal Annual Federal Credit:	\$1,989,562	
Total Combined Annual Federal Credit:	\$1,989,562	

* Applicants are required to use these percentages in calculating credit at the application stage.

C. Determination of Minimum Federal Credit Necessary For Feasibility

Total Project Cost	\$26,723,768
Permanent Financing	\$8,372,692
Funding Gap	\$18,351,076
Federal Tax Credit Factor	\$0.93000

Federal tax credit factor must be at least \$1.00 for self-syndication projects or at least \$0.85 for all other projects.

Total Credits Necessary for Feasibility	\$19,732,340
Annual Federal Credit Necessary for Feasibility	\$1,973,234
Maximum Annual Federal Credits	\$1,973,234
Equity Raised From Federal Credit	\$18,351,076

Remaining Funding Gap	
------------------------------	--

If Applying For State Credit Complete Section (D) & (E)

D. Determination of State Credit

	NC/Rehab	Acquisition
State Credit Basis	\$17,004,802	

New construction or rehabilitation basis only; No acquisition basis except for At-Risk projects eligible for State Credit on the acquisition basis at the 0.13 factor when no 130% basis increase is used

Factor Amount	30%	13%
Maximum Total State Credit	\$5,101,441	\$0

E. Determination of Minimum State Credit Necessary for Feasibility

State Tax Credit Factor	
--------------------------------	--

State tax credit factor must be at least \$0.80 for "certified" state credits; at least \$0.65 for self-syndication projects; or at least \$0.60 for all other projects

State Credit Necessary for Feasibility	
Maximum State Credit	
Equity Raised from State Credit	
Remaining Funding Gap	

VI. POINTS SYSTEM - SECTION 1: POINTS SYSTEM

A. General Partner and Management Company Characteristics

Maximum 9 Points

A(1) General Partner Experience

6 Points

General Partner Name:

Mercy Housing Calwest

Select from ONE of the following two options:

5 or more projects in service more than 3 years, including 1 in service more than 5 years and 2 California LIHTC projects

Special Needs housing type project opting for 5 project experience category:

Yes

For Special Needs housing type projects applying through the Nonprofit or Special Needs set-asides only:

To qualify for this option, all projects must qualify as Special Needs. The California LIHTC project need not be one of the Special Needs projects.

To receive points under this subsection for projects in existence for more than 3 years from the filing deadline date, the applicant must submit a certification from a 3rd party certified public accountant (CPA) that the projects for which points are requested have maintained a positive operating cash flow from typical residential income alone (e.g. rents, rental subsidies, late fees, forfeited deposits, etc.) for the year in which each development's last financial statement has been prepared and have funded reserves in accordance with the partnership agreement and any applicable loan documents. This certification must list the specific projects for which the points are being requested. The CPA certification may be in the form of an agreed upon procedure report that includes funded reserves as of the report date, which shall be within 60 days of the application deadline, unless the general partner or key person has no current projects which are eligible for points in which case the report date shall be after the date from which the general partner or key person separated from the last eligible project. To obtain points for projects previously owned by the proposed general partner, a similar certification must be submitted with respect to the last full year of ownership by the proposed general partner, along with verification of the number of years that the project was owned by that general partner. This certification must list the specific projects for which the points are being requested. For tribal applicants contracting with a developer who will not be a general partner to receive points, see Reg. Section 10325(c)(1) and Checklist Tab 21.

Total Points for General Partner Experience: 6

A(2) Management Company Experience

3 Points

Select from ONE of the following two options:

11 or more projects managed more than 3 years, including 2 California LIHTC projects

Special Needs housing type project opting for 11 project experience category:

Yes

For Special Needs housing type projects applying through the Nonprofit or Special Needs set-asides only:

(select one if applicable)

To qualify for this option, all projects must qualify as Special Needs. The California LIHTC project need not be one of the Special Needs projects.

Management Company Name:

Mercy Housing Management Group

Total Points for Management Company Experience: 3

Points in subsections (A) and (B) above will be awarded in the highest applicable category and are not cumulative. For maximum points in either subsection (A) or (B) above, a completed application attachment for the general partner or for the management agent, respectively, must be provided. For points to be awarded in subsection (B), an enforceable management agreement executed by both parties for the subject application must be submitted at the time of application. "Projects" as used in this subsections (A) and (B) means multifamily, rental, affordable developments of over 10 affordable units that are subject to a recorded regulatory agreement or, in the case of housing on tribal lands, where federal HUD funds have been utilized in affordable rental developments. General Partner and Management Company experience points may be given based on the experience of the principals involved, or on the experience of municipalities or other nonprofit entities that have experience but have formed single-asset entities for each project in which they have participated, notwithstanding that the entity itself would not otherwise be eligible for such points.

Alternatively, a management company may receive 2 points if it provides evidence that the management agent assigned to the project, either on-site or with management responsibilities for the site, has been certified, prior to application deadline, by a housing tax credit certification examination by a nationally recognized housing tax credit compliance entity and be on a list maintained by the Committee. These points may substitute for other management company experience but will not be awarded in addition to such points.

General partners and management companies with fewer than 2 active California LIHTC projects for more than 3 years, and general partners and management companies for projects requesting points under the special needs categories with no active California LIHTC projects for more than 3 years, should refer to Regulation Section 10325(c)(1) and Checklist Items Tabs 21 and 22 for additional requirements.

Total Points for General Partner & Management Company Experience:	9
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B. Housing Needs

Maximum 10 Points

Special Needs

10 Points

Select one if project is a scattered site acquisition and/or rehabilitation N/A

Total Points for Housing Needs: 10

C. Site & Service Amenities

C(1) Site Amenities

Maximum 15 Points

Amenities must be appropriate to the tenant population served. To receive points the amenity must be in place at the time of application. TCAC Regulation Sections 10325(c)(4)(A), 10325(c)(4)(A)(1) and 10325(c)(4)(A)(5) provide information on the limited exceptions to this requirement. The application must include a map scaled for distance using a standardized radius from the development site as determined by the Committee. Measurement from the project to a site must not cross significant physical barriers. The map must show the distance of the site amenities from the development site. **An application proposing a project located on multiple scattered sites shall be scored proportionately in the site and service amenities based upon (i) each site's score, and (ii) the percentage of units represented by each site, except that for scattered site projects of less than 20 units, service amenities shall be scored in the aggregate across all sites.** Proportional scoring means, for a project to score the maximum 15 points, each site must independently score 15 points for site amenities. Include a table in Tab 23 identifying each site's point categories and site amenity location. Applicants must provide color photographs, a contact person and a contact telephone number for each requested site amenity. Any inaccurate information will be subject to negative points. No more than 15 points will be awarded in this category. Only one point award will be available in each of the subcategories (a-h) listed below. Site amenity points are not applicable to projects that apply and are awarded under the Native American apportionment. However, for those applicants unsuccessful in the apportionment and considered under the Rural set-aside, site amenity scoring will be applicable.

Amenities may include:

a) Transit

- (i) Located where there is a bus rapid transit station, light rail station, commuter rail station, ferry terminal station, or public bus stop within 1/3 mile of the project site with service at least every 30 minutes during the hours of 7-9 a.m. and 4-6 p.m. Monday through Friday (or at least two departures during each peak period for the commuter rail station or ferry terminal), and the project's density exceeds 25 units per acre. **7 Points**
- (ii) The project site is within 1/3 mile of a bus rapid transit station, light rail station, commuter rail station ferry terminal, bus station, or public bus stop with service at least every 30 minutes during the hours of 7-9 a.m. and 4-6 p.m. Monday through Friday (or at least two departures during each peak period for the commuter rail station or ferry terminal). **6 Points**
- (iii) The project site is within 1/2 mile of a bus rapid transit station, light rail station, commuter rail station ferry terminal, bus station, or public bus stop with service at least every 30 minutes during the hours of 7-9 a.m. and 4-6 p.m. Monday through Friday (or at least two departures during each peak period for the commuter rail station or ferry terminal). **5 Points**
- (iv) The project site is within 1/3 mile of a bus rapid transit station, light rail station, commuter rail station ferry terminal, bus station, or public bus stop. (For rural set-aside projects, these points may be awarded where van or dial-a-ride service is provided to tenants.) **4 Points**
- (v) The project site is within 1/2 mile of a bus rapid transit station, light rail station, commuter rail station ferry terminal, bus station, or public bus stop. **3 Points**

Select one: (ii)

In addition to meeting one of the categories above (i through v), points are available to applicants committing to provide residents free transit passes or discounted passes to each rent restricted unit for at least 15 years:

Select one: At least one pass per each 2 Low-Income Units (2 points)

N/A A private bus or transit system providing free service may be substituted with prior approval from the CTCAC Executive Director. This prior approval must be received before the application deadline and the bus or transit system must meet the relevant headway and distance criteria stated above. If pre-approved, select applicable point category above.

Total Points for Transit Amenity:	8
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b) Public Park

- (i) The site is within 1/2 mile of a public park (1 mile for Rural set-aside projects) (not including school grounds unless there is a bona fide, formal joint-use agreement between the jurisdiction responsible for the park's/recreation facilities and the school district or private school providing availability to the general public of the school grounds and/or facilities) or a community center accessible to the general public. **3 Points**

Joint-use agreement (if yes, please provide a copy) **N/A**

- (ii) The site is within 3/4 mile (1.5 miles for Rural set-aside). **2 Points**

Select one: **N/A**

Total Points for Public Park Amenity:	0
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c) Book-Lending Public Library

- (i) The site is within 1/2 mile of a book-lending public library that also allows for inter-branch lending when in a multi-branch system (1 mile for Rural set-aside projects). **3 Points**

- (ii) The site is within 1 mile of a book-lending public library that also allows for inter-branch lending when in a multi-branch system (2 miles for Rural set-aside projects). **2 Points**

Select one: **N/A**

Total Points for Public Library Amenity:	0
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d) Full-Scale Grocery Store, Supermarket, Neighborhood Market, or Farmers' Market

Please refer to Checklist Items for supporting documentation requirements

- (i) The site is within 1/2 mile of a full scale grocery store/supermarket of at least 25,000 gross interior square feet where staples, fresh meat, and fresh produce are sold (1 mile for Rural set-aside projects). **5 Points**

- (ii) The site is within 1 mile of a full scale grocery store/supermarket of at least 25,000 gross interior square feet where staples, fresh meat, and fresh produce are sold (2 mile for Rural set-aside projects). **4 Points**

- (iii) The site is within 1.5 mile of a full scale grocery store/supermarket of at least 25,000 gross interior square feet where staples, fresh meat, and fresh produce are sold (3 mile for Rural set-aside projects). **3 Points**

- (iv) The site is within 1/4 mile of a neighborhood market of 5,000 gross interior square feet or more where staples, fresh meat, and fresh produce are sold (1/2 mile for Rural set-aside projects). **4 Points**

- (v) The site is within 1/2 mile of a neighborhood market of 5,000 gross interior square feet or more where staples, fresh meat, and fresh produce are sold (1 mile for Rural set-aside projects). **3 Points**

- (vi) The site is within 1/2 mile of a weekly farmers' market on the list of Certified Farmers' Markets by the California Department of Food and Agriculture and operating at least 5 months in a calendar year. **2 Points**

- (vii) The site is within 1 mile of a weekly farmers' market on the list of Certified Farmers' Markets by the California Department of Food and Agriculture and operating at least 5 months in a calendar year. **1 Point**

Select one: **(i)**

Total Points for Full-Scale Grocery Store/Supermarket or Convenience Market Amenity:	5
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e) Public Elementary, Middle, or High School

- (i) For a qualifying development, the site is within 1/4 mile of a public elementary school; 1/2 mile of a public middle school; or 1 mile of a public high school (an additional 1/2 mile for each public school type for Rural set-aside projects), and the site is within the attendance area of that school. **3 Points**

- (ii) The site is within 3/4 mile of a public elementary school; 1 mile of a public middle school; or 1.5 miles of a public high school (an additional 1 mile for each public school type for Rural set-aside projects), and the site is within the attendance area of that school. **2 Points**

Select one: N/A

Total Points for Public Elementary, Middle, or High School Amenity:	0
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f) Senior Developments: Daily Operated Senior Center

- (i) For a **senior development** the project site is within 1/2 mile of a daily operated senior center or a facility offering daily services to seniors (not on the project site) (1 mile for Rural set-aside). **3 Points**

- (ii) The project site is within 3/4 mile of a daily operated senior center or a facility offering daily services to seniors (not on the project site) (1.5 miles for Rural Set-aside). **2 Points**

Select one: N/A

Total Points for Daily Operated Senior Center Amenity:	0
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g) Special Needs Development: Population Specific Service Oriented Facility

- (i) For a **special needs development**, the site is located within 1/2 mile of a facility that operates to serve the population living in the development. **3 Points**

- (ii) The project site is located within 1 mile of a facility that operates to serve the population living in the development. **2 Points**

Select one: N/A

Total Points for Population Specific Service Oriented Facility Amenity:	0
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h) Medical Clinic or Hospital

- (i) The site is within 1/2 mile (1 mile for Rural Set-aside) of a qualifying medical clinic with a physician, physician's assistant, or nurse practitioner onsite for a minimum of 40 hours each week, or hospital (not merely a private doctor's office). **3 Points**

- (ii) The site is within 1 mile (1.5 miles for Rural Set-aside) of a qualifying medical clinic with a physician, physician's assistant, or nurse practitioner onsite for a minimum of 40 hours each week, or hospital (not merely a private doctor's office). **2 Points**

Select one: N/A

Total Points for Medical Clinic or Hospital Amenity:	0
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i) Pharmacy

- (i) The site is within 1/2 mile of a pharmacy (1 mile for Rural Set-aside). (This category may be combined with the other site amenities above). **2 Points**

- (ii) The site is within 1 mile of a pharmacy (2 miles for Rural Set-aside). (This category may be combined with the other site amenities above). **1 Point**

Select one: (i)

Total Points for Pharmacy:	2
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j) In-unit High Speed Internet Service

- (i) High speed internet service with a 1.5 megabits/second capacity provided in each Low-Income Unit free of charge to the tenants for a minimum of 15 years, and available within 6 months of the project's placed-in-service date. If internet service is selected, it must be provided even if it is not needed for points. **2 Points**

- (ii) **Rural set-aside only:** High speed internet service with a 1.5 megabits/second capacity provided in each unit free of charge to the tenants for a minimum of 15 years, and available within 6 months of the project's placed-in-service date. If internet service is selected, it must be provided even if it is not needed for points. **3 Points**

Select one: N/A

Total Points for Internet Service:	0
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k) Highest or High Resources Area

- (i) The project is a new construction large family project, except for an inclusionary project as defined in Section 10325(c)(9)(C), and the site is located in a census tract designated on the TCAC/HCD Opportunity Area Map as Highest or High Resource **8 Points**

Select one: N/A

Total Points for Internet Service:	0
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Total Points for Site Amenities:	15
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Site Amenity Contact List:

Amenity Name: Smart and Final Extra
 Address: 12399 Poway Road
 City, Zip: Poway, 92064
 Contact Person:
 Phone: (858) 748-0101 Ext.:
 Amenity Type: Grocery/Farmers' Market
 Website: smartandfinal.com
 Distance in miles: 0.05 miles

Amenity Name: CVS Pharmacy
 Address: 12358 Poway Road
 City, Zip: Poway, 92064
 Contact Person: Nancy Tran
 Phone: (858) 748-9220 Ext.:
 Amenity Type: Pharmacy
 Website: cvs.com
 Distance in miles: 0.2 miles

Amenity Name: San Diego Metropolitan Transit S
 Address: 1255 Imperial Avenue
 City, Zip: San Diego, 92101
 Contact Person: Paul Jablonski
 Phone: 619 233 3004 Ext.:
 Amenity Type: Transit Station/Transit Stop
 Website: sdmts.com
 Distance in miles: 0.01 miles

Amenity Name: North Park Produce
 Address: 12342 Poway Rd.
 City, Zip: Poway, CA 92064
 Contact Person: Marvin Alayase
 Phone: 858 391 9100 Ext.:
 Amenity Type: Grocery/Farmers' Market
 Website: northparkproducepoway.com
 Distance in miles: 0.2 miles

Amenity Name:
 Address:
 City, Zip:
 Contact Person:
 Phone: Ext.:
 Amenity Type:
 Website:
 Distance in miles:

Amenity Name:
 Address:
 City, Zip:
 Contact Person:
 Phone: Ext.:
 Amenity Type:
 Website:
 Distance in miles:

Amenity Name:
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Amenity Name:
 Address:
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 Contact Person:
 Phone: Ext.:
 Amenity Type:
 Website:
 Distance in miles:

C(2) Service Amenities

Maximum 10 Points

Projects that provide high-quality services designed to improve the quality of life for tenants are eligible to receive points for service amenities. Services must be appropriate to meet the needs of the tenant population served and designed to generate positive changes in the lives of tenants. An application proposing a project located on multiple scattered sites (all sites within a five-mile diameter range) shall be scored proportionately in the site and service amenities based upon (i) each site's score, and (ii) the percentage of units represented by each site, except that for scattered site projects of less than 20 units, service amenities shall be scored in the aggregate across all sites.

Except as provided below and in Reg. Section 10325(c)(4)(B), in order to receive points in this category physical space for service amenities must be available when the development is placed-in-service. Services space must be located inside the project and provide sufficient square footage, accessibility and privacy to accommodate the proposed services. The amenities must be available within 6 months of the project's placed-in-service date. Applicants must commit that services will be provided for a period of 15 years.

All services must be of a regular and ongoing nature and provided to tenants free of charge (except for day care services or any charges required by law). Services must be provided on-site except that projects may use off-site services within 1/2 mile of the development (1 1/2 mile for Rural set-aside projects) provided that they have a written agreement with the service provider enabling the development's tenants to use the services free of charge (except for day care and any charges required by law) and that demonstrate that provision of on-site services would be duplicative. All organizations providing services for which the project is claiming service amenities points must have at least 24 months experience providing services to one of the target populations to be served by the project.

Items 1 through 6 are applicable to Large Family, Senior, and At-Risk projects. Items 7 through 12 are applicable to Special Needs projects. Special needs projects with 75% or more but less than 100% special needs units must demonstrate that all tenants will receive an appropriate level of services. **Special needs projects with less than 75% special needs units will be scored proportionately in the service amenity category based upon (i) the services provided to special needs and non-special needs units, respectively; and (ii) the percentage of units represented by special needs and non-special needs units, respectively.** **Proportional scoring** means, for a project to score the maximum 10 points, the units of each housing type (nonspecial needs units and special needs units) must independently score 10 points for service amenities (Items 1 through 6 are applicable to Large Family, Senior, and At-Risk projects; Items 7 through 12 are applicable to Special Needs projects). Items 1 through 12 are mutually exclusive. One proposed service may not receive points under two different categories, except in the case of proportionately-scored services for special needs projects.

Applications must include a services sources and uses budget clearly describing all anticipated income and expenses associated with the services program and that aligns with the services commitments provided (i.e. contracts, MOUs, letters, etc.) Applications shall receive points for services only if the proposed services budget adequately accounts for the level of service. The budgeted amount must reasonably be expected to cover the costs of the proposed level of service. **PLEASE REFER TO REGULATION SECTION 10325(c)(5)(B) FOR COMPLETE SERVICE AMENITY POINTS REQUIREMENTS.**

No more than 10 points will be awarded in this category. **The service budget spreadsheet must be completed.** Amenities may include, but are not limited to:

a) Large Family, Senior, At-Risk projects:

N/A	(1) Service Coordinator. Responsibilities must include, but are not limited to: (a) providing tenants with information about available services in the community, (b) assisting tenants to access services through referral and advocacy, and (c) organizing community-building and/or other enrichment activities for tenants (such as holiday events, tenant council, etc.). Minimum ratio of 1 Full Time Equivalent (FTE) Service Coordinator to 600 bedrooms.	5 points
N/A	Service Coordinator as listed above, except: Minimum ratio of 1 FTE Service Coordinator to 1,000 bedrooms.	3 points
N/A	(2) Other Services Specialist. Must provide individualized assistance, counseling and/or advocacy to tenants, such as to assist them to access education, secure employment, secure benefits, gain skills or improve health and wellness. Includes, but is not limited to: Vocational/Employment Counselor, ADL or Supported Living Specialist, Substance Abuse or Mental Health Counselor, Peer Counselor, Domestic Violence Counselor. Minimum ratio of 1 FTE Services Specialist to 600 bedrooms.	5 points
N/A	Other Services Specialist as listed above, except: Minimum ratio of 1 FTE Services Specialist to 1,000 bedrooms.	3 points
N/A	(3) Adult educational, health and wellness, or skill building classes. Includes but is not limited to: financial literacy, computer training, home-buyer education, GED, resume building, ESL, nutrition, exercise, health information/awareness, art, parenting, on-site food cultivation and preparation, and smoking cessation classes. Minimum of 84 hours instruction each year (42 hours for small developments of 20 units or less).	7 points
N/A	Adult educational, health & wellness, or skill building classes as listed above, except: Minimum of 60 hours instruction each year (30 hours for small developments).	5 points
N/A	Adult educational, health & wellness, or skill building classes as listed above, except: Minimum of 36 hours instruction each year (18 hours for small developments).	3 points
N/A	(4) Health and wellness services and programs. Such services and programs shall provide individualized support to tenants (not group classes) and need not be provided by licensed individuals or organizations. Includes, but is not limited to visiting nurses programs, intergenerational visiting programs, or senior companion programs. Minimum of 100 hours of services per year for each 100 bedrooms.	5 points
N/A	Health and wellness services and programs as listed above, except: Minimum of 60 hours of services per year for each 100 bedrooms.	3 points
N/A	Health and wellness services and programs as listed above, except: Minimum of 40 hours of services per year for each 100 bedrooms.	2 points
N/A	(5) Licensed child care. Shall be available 20 hours or more per week, Monday through Friday, to residents of the development. (Only for large family projects or other projects in which at least 25% of Low-Income Units are 3 bedrooms or larger.)	5 points
N/A	(6) After school program for school age children. Includes, but is not limited to tutoring, mentoring, homework club, art and recreational activities. (Only for large family projects or other projects in which at least 25% of Low-Income Units are 3 bedrooms or larger). Minimum of 10 hours per week, offered weekdays throughout the school year.	5 points
N/A	After school program for school age children as listed above, except: Minimum of 6 hours per week, offered weekdays throughout the school year.	3 points
N/A	After school program for school age children as listed above, except: Minimum of 4 hours per week, offered weekdays throughout the school year.	2 points

b) Special Needs projects:

- | | | |
|------------|---|-----------------|
| N/A | (7) Case Manager. Responsibilities must include (but are not limited to) working with tenants to develop and implement an individualized service plan, goal plan or independent living plan. Minimum ratio of 1 Full Time Equivalent (FTE) Case Manager to 100 bedrooms. | 5 points |
| N/A | Case Manager as listed above, except:
Minimum ratio of 1 FTE Case Manager to 160 bedrooms. | 3 points |
| Yes | (8) Service Coordinator or Other Services Specialist. Service coordinator responsibilities shall include, but are not limited to: (a) providing tenants with information about available services in the community, (b) assisting tenants to access services through referral and advocacy, and (c) organizing community-building and/or other enrichment activities for tenants (such as holiday events, tenant council, etc.). Other services specialist must provide individualized assistance, counseling and/or advocacy to tenants, such as to assist them to access education, secure employment, secure benefits, gain skills or improve health and wellness. Includes, but is not limited to: Vocational/Employment Counselor, ADL or Supported Living Specialist, Substance Abuse or Mental Health Counselor, Peer Counselor, Domestic Violence Counselor. Minimum ratio of 1 FTE Service Coordinator or Other Services Specialist to 360 bedrooms. | 5 points |
| N/A | Service Coordinator or Other Services Specialist as listed above, except:
Minimum ratio of 1 FTE Case Manager to 600 bedrooms. | 3 points |
| Yes | (9) Adult educational, health and wellness, or skill building classes. Includes but is not limited to: financial literacy, computer training, home-buyer education, GED, resume building, ESL, nutrition, exercise, health information/awareness, art, parenting, on-site food cultivation and preparation, and smoking cessation classes. Minimum of 84 hours of instruction each year (42 hours for small developments of 20 units or less). | 5 points |
| N/A | Adult educational, health & wellness, or skill building classes as listed above, except:
Minimum of 60 hours of instruction each year (30 hours for small developments). | 3 points |
| N/A | Adult educational, health & wellness, or skill building classes as listed above, except:
Minimum of 36 hours of instruction each year (18 hours for small developments). | 2 points |
| N/A | (10) Health or behavioral health services provided by appropriately-licensed organization or individual. Includes but is not limited to: health clinic, adult day health center, medication management services, mental health services and treatment, substance abuse services and treatment. | 5 points |
| N/A | (11) Licensed child care. Shall be available 20 hours or more per week, Monday through Friday, to residents of the development. (Only for large family projects or other projects in which at least 25% of Low-Income Units are 3 bedrooms or larger.) | 5 points |
| N/A | (12) After school program for school age children. Includes, but is not limited to tutoring, mentoring, homework club, art and recreational activities. (Only for large family projects or other projects in which at least 25% of Low-Income Units are 3 bedrooms or larger). Minimum of 10 hours per week, offered weekdays throughout the school year. | 5 points |
| N/A | After school program for school age children as listed above, except:
Minimum of 6 hours per week, offered weekdays throughout the school year. | 3 points |
| N/A | After school program for school age children as listed above, except:
Minimum of 4 hours per week, offered weekdays throughout the school year. | 2 points |

The service budget spreadsheet must be completed.	Total Points for Service Amenities: 10
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D. Sustainable Building Methods

Maximum 5 Points

REVIEW REG. SECTION 10325(c)(5) BEFORE PROCEEDING

APPLICANTS WILL BE HELD TO REGULATORY REQUIREMENTS. THE APPLICATION MAY CONTAIN ABBREVIATED DESCRIPTIONS OF THE REQUIREMENTS FOR THIS SECTION.

D(1) New Construction and Adaptive Reuse projects select from the following features:

Yes a. Develop the project in accordance with the minimum requirements with any one of the following programs:
LEED **5 Points**

N/A b. **ENERGY EFFICIENCY**
EITHER: Energy efficiency as indicated in Reg. Section 10325(c)(5)(B) beyond the requirements in the 2016 Title 24, Part 6 of the California Building Code (2016 Standards):
Better than the 2016 Standards N/A **0 Points**

If the local building department has determined that building permit applications submitted on or before December 31, 2016 are complete, then energy efficiency beyond the requirements in the 2013 Title 24, Part 6 of the California Building Code (2013 Standards)
Better than the 2013 Standards N/A **0 Points**

OR: Energy efficiency with renewable energy that provides the following percentages of project tenants' energy loads:
Low Rise (1-3 habitable stories) N/A **0 Points**

Multifamily of 4+ habitable stories N/A **0 Points**

D(2) Rehabilitation projects select from the following features:

N/A a. Develop the project in accordance with the minimum requirements with any one of the following programs:
N/A **0 Points**

N/A b. Rehabilitate to improve energy efficiency; points awarded based on percentage decrease in estimated Time Dependent Valuation energy use post-rehabilitation:
Improvement over current:
N/A **0 Points**

N/A c. Additional rehabilitation project measures (chose one or more of the following three categories):
1. PHOTOVOLTAIC / SOLAR **0 Points**
N/A

N/A 2. SUSTAINABLE BUILDING MANAGEMENT PRACTICES, INCLUDING BOTH OF THE FOLLOWING **0 Points**
Develop project-specific maintenance manual, including information on all energy and green building features
Undertake formal building systems commissioning, retro-commissioning, or re-commissioning

N/A 3. INDIVIDUALLY METER (OR SUB-METER CURRENT MASTER-METERED) GAS, ELECTRICITY, OR CENTRAL HOT WATER SYSTEMS FOR ALL TENANTS **0 Points**

E(3) New Construction and Rehabilitation projects:

N/A d. WATER EFFICIENCY: **0 Points**
N/A

To receive these points, the applicant and the project architect must certify in the application which of the above items will be included in the project's design and specifications, and further must certify at the project's placed-in-service date that the items were completed. In addition, certain point categories require completion of the TCAC Sustainable Building Method Workbook and accompanying documentation by a qualified energy analyst at application and placed-in-service stages. Refer to Reg. Section 10325(c)(5), Checklist Item Tab 25, and the TCAC website for requirements related to the TCAC Sustainable Building Method Workbook. Refer to Reg. Section 10325(c)(5)(G) for specific Compliance and Verification requirements. Projects receiving points under this category that fail to meet the requirements of Reg. Section 10325(c)(5) will be subject to negative points under Section 10325(c)(2).

Total Points For Sustainable Building Methods: 5

E. Lowest Income

E(1) Lowest Income Restriction for All Units

50 Points

The "Percent of Area Median Income" category may be used only once. For instance, 50% of Low-Income Units at 50% of Area Median Income (AMI) cannot be used twice for 100% at 50% and receive 50 points, nor can 50% of Low-Income Units at 50% of Area Median Income for 25 points and 40% of Low-Income Units at 50% of Area Median Income be used for an additional 20 points. However, the "Percent of Low-Income Units" may be used multiple times. For example, 50% of Low-Income Units at 50% of Area Median Income for 25 points may be combined with another 50% of Low-Income Units at 45% of Area Median Income to achieve the maximum points. All projects must score at least 45 points in this category to be eligible for 9% Tax Credit.

RESYNDICATION PROJECTS CHOOSING HOLD HARMLESS RENTS CANNOT RECEIVE LOWEST INCOME POINTS FOR HOLD HARMLESS RENTS. CURRENT RENT LIMITS MUST BE USED FOR LOWEST INCOME POINT SCORING.

*Available to Rural set-aside projects only.

**60% AMI is included as a place-holder and will not receive any points.

		Percent of Area Median Income (AMI)						
		**60%	*55%	50%	45%	40%	35%	30%
Percent of Low-Income Units (exclusive of manager's units)								
	50%			25.0*	37.5			
	45%			22.5*	33.8			
	40%		10.0*	20.0	30.0			
	35%		8.8	17.5	26.3	35.0		50.0
	30%		7.5	15.0	22.5	30.0	37.5	45.0
25%		6.3	12.5	18.8	25.0	31.3	37.5	
20%		5.0	10.0	15.0	20.0	18.8	30.0	
15%		3.8	7.5	11.3	15.0	18.8	22.5	
10%		2.5	5.0	7.5	10.0	12.5	15.0	

Consolidate your units before entering your information into the table Do not enter any non-qualifying units into the table				
Number of Targeted Low-Income Units	Percent of Area Median Income (AMI) (30% - 55%)*	Percentage of Low-Income Units (before rounding down)	Percent of Low-Income Units (exclusive of manager's units)	Points Earned
7	30	13.21	10	15
	35	0.00	0	0
26	40	49.06	45	35
	45	0.00	0	0
9	50	16.98	15	7.5
	0 -Rural only	0.00	0	0
	0 -Rural only	0.00	0	0
11	60	20.75	20	0
53	Total Points Requested:			57.5

E(2) Lowest Income for 10% of Total Low-Income Units at 30% AMI

2 Points

A project that agrees to have at least 10% of its Low-Income Units available for tenants with incomes no greater than 30% AMI and agrees to restrict the rents on those units accordingly can receive two additional points. The 30% AMI units must be spread across the various bedroom sizes, starting with the largest bedroom count units (e.g. four bedroom units) and working down to the smaller bedroom count units, assuring that at least 10% of the larger units are proposed at 30% AMI. So long as the project meets the 10% standard as a whole, the 10% standard need not be met among all of the smaller units. TCAC may correct applicant errors in carrying out this largest-to-smallest unit protocol.

Bedroom Selection	Total Number of Low-Income Units per Bedroom Size	Number of Low-Income Units @ 30% AMI	Percentage of Low-Income Units (by bedroom size)
5 BR	0	0	0.0000
4 BR	0	0	0.0000
3 BR	0	0	0.0000
2 BR	3	1	0.3333
1 BR	50	6	0.1200
SRO	0	0	0.0000
Total:	53	7	-

Lowest Income for 10% of Total Low-Income Units at 30% AMI Points:	2
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Total Points for Lowest Income:	59.5
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F. Readiness to Proceed

Points are available to applications documenting each of the categories below, up to a maximum of 10 points. Within the application the following must be delivered (see Regulation Section 10325(c)(7) and the Checklist Items for additional information):

Readiness to Proceed	Maximum 10 Points
<p>Yes (i) Enforceable financing commitment, as defined in Section 10325(f)(3), for all construction financing</p>	5 Points
<p>Yes (ii) Evidence, as verified by the appropriate officials, that all environmental review clearances (CEQA, NEPA, applicable tribal land environmental reviews) necessary to begin construction, except for clearances related to loans with must pay debt service for which the applicant is not seeking tiebreaker benefit (except the Tranche B calculation), are either finally approved or unnecessary</p>	5 Points

10 points will be available to projects that document all of the above and are able to begin construction within 180 days* of the Credit Reservation, as evidenced by submission of the following within 180 days of the Credit Reservation:

- a completed updated application form along with a detailed explanation of any changes from the initial application,
- an executed construction contract,
- a construction lender trade payment breakdown of approved construction costs,
- recorded deeds of trust for all construction financing (unless a project’s location on tribal trust land precludes this)
- binding commitments for permanent financing,
- binding commitments for any other financing required to complete project construction,
- a limited partnership agreement executed by the general partner and the investor providing the equity,
- payment of all construction lender fees, issuance of building permits (see Regulation Section 10325(c)(7) for additional guidance)
- notice to proceed delivered to the contractor.

If no construction lender is involved, evidence must be submitted within 180 days after the Credit Reservation is made that the equity partner has been admitted to the ownership entity and that an initial disbursement of funds has occurred. Failure to meet this timeline will result in rescission of the Tax Credit Reservation or negative points.

In addition to the above, all applicants receiving any points under this subsection must provide an executed Letter of Intent (LOI) from the project’s equity partner within 90 days of the credit reservation. The LOI must include those features called for in the CTCAC application. The 90-day requirements apply to all projects requesting any points under this category. See Appendix for requirements.

In the event that one of the above criteria have NOT been met, 5 points may be awarded for the one that has been met. In such cases, the 180-day requirements will not apply to projects that do not obtain the maximum points in this category.

*After the Credit Reservation date TCAC will randomly assign a 180 day deadline for half of the awarded projects and a 194 day deadline for the remaining half of the projects.

Total Points for Readiness to Proceed:	10
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G. Miscellaneous Federal and State Policies

Maximum 2 Points

- | | |
|---|------------------------|
| <p>N/A (i) For applicants that agree that the Committee may exchange Federal Tax Credits for State Tax Credits in an amount that will yield equal equity as if only Federal Tax Credits were awarded.</p> | <p>2 Points</p> |
| <p>N/A (ii) Enhanced Accessibility and Visitability. Project design incorporates California Building Code Chapter 11(B) and the principles of Universal Designed listed in Reg. Section 10325(c)(9)(B) in at least half of the project's units.</p> | <p>2 Points</p> |
| <p>Yes (iii) Smoke Free Residence. The proposed project will have at least 1 nonsmoking building and incorporate prohibition of smoking into the lease agreements for the affected units. If a single building project, the project will designate contiguous units as nonsmoking.</p> | <p>2 Points</p> |
| <p>N/A (iv) Historic Preservation. The project proposes to incorporate historic tax credits.</p> | <p>1 Point</p> |
| <p>N/A (v) Revitalization Area Project. The project is located within a QCT, a census tract in which at least 50% of the households have an income of less than 60% AMI, or a federal Promise Zone. The development will contribute to a concerted community revitalization plan as demonstrated by a letter from a local government official.</p> | <p>2 Points</p> |
| <p>N/A (vi) Eventual Tenant Ownership. The project proposes to make tax credit units available for eventual tenant ownership.</p> | <p>1 Point</p> |

Total Points for Miscellaneous Federal and State Policies:	2
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VI. POINTS SYSTEM - SECTION 2: POINTS SYSTEM SUMMARY

**Total Possible Points: 113, Minimum Point Threshold: 96
Native American Apportionment: Total Possible Points: 98, Minimum Point Threshold: 83**

	APPLICANT POINTS	MAXIMUM POINTS	TOTAL POINTS
A. General Partner & Management Company Experience	9	9	9
<i>A(1) General Partner Experience</i>	6	6	
<i>A(2) Management Company Experience</i>	3	3	
B. Housing Needs	10	10	10
C. Site & Service Amenities	25	25	25
<i>C(1) Site Amenities</i>	15	15	
<i>C(2) Service Amenities</i>	10	10	
D. Sustainable Building Methods	5	5	5
E. Lowest Income & 10% of Units Restricted @ 30% AMI	52.0	52.0	52.0
<i>E(1) Lowest Income</i>	57.5	50.0	
<i>E(2) 10% of Units Restricted @ 30% AMI</i>	2	2	
F. Readiness to Proceed	10	10	10
G. Miscellaneous Federal and State Policies	2	2	2
*Negative Points (if any, please enter amount:)	0	NO MAX	0
Total Points:			113.0

*Negative points given to general partners, co-developers, management agents, consultants, or any member or agent of the Development Team may remain in effect for up to two calendar years, but in no event shall be in effect for less than one funding round. Furthermore, negative points may be assigned to one or more Development Team members, but do not necessarily apply to the entire Team. Negative points assigned by the Executive Director may be appealed to the Committee under appeal procedures enumerated in the regulations.

VII. TIE BREAKER SYSTEM - FINAL TIE BREAKER SELF-SCORE

This section is included in the application for self-scoring. Note that TCAC will use the tie-breaker self-scores to determine which projects will undergo further review in the competition, including verifying the self-scores for possible reservation of tax credits. TCAC will not evaluate or verify every project's self-scoring. Projects with too low of a self-score to successfully compete for a reservation of tax credits will not undergo any further review by TCAC.

Provide evidence of committed permanent leveraged soft financing in Tab 20 and evidence of public rent or public operating subsidies in Tab 17.

Evidence of land value is required (see Tab 1). The value of the land must be included in "Total Residential Project Development Costs" below as evidenced in Tab 1. Donated land value must be included in Total Project Cost and the Sources and Uses Budget.

Seller carryback financing and any portion of a loan from a public seller or related party that is less than or equal to sale proceeds due the seller, except for a public land loan to a new construction project, must be excluded from Leveraged Soft Financing.

For projects with purchase price in excess of the appraised value, unless a waiver is granted, the purchase price in excess of the appraised value must be excluded from the Leveraged Soft Financing. Enter a positive number for the "Purchase Price Over Appraised Value" under the list of Leveraged Soft Financing below. Purchase Price Over Appraised Value will be automatically excluded from the Total Leveraged Soft Financing.

Ineligible off-site costs must be excluded from both numerators and denominators. Enter a positive number for the "Ineligible Offsites" under the list of Leveraged Soft Financing below. Ineligible Off-site costs will be automatically excluded from both the numerators and the denominators.

For projects with commercial/non-residential costs, the committed public funds will be discounted by the percentage of the commercial/non-residential portion.

Final Tie Breaker Formula:

$$\frac{\text{Committed Permanent Leveraged Soft Financing defraying Residential Costs} \times \text{Size Factor}}{\text{Total Residential Project Development Costs}} + \left(\left(1 - \frac{\text{Requested Unadjusted Eligible Basis} + \text{Basis Reduction up to Leveraged Soft Financing excluding donated land, fee waivers, and capitalized value of rent differentials}}{\text{Total Residential Project Development Costs}} \right) / 3 \right)$$

LEVERAGED SOFT FINANCING	
Capitalized Value of Rent Differentials of Public Rent/operating Subsidies	\$3,777,150
Total donated land value	
Total fee waivers	
List Leveraged Soft Financing excluding donated land and fee waivers:	
City Land Loan	\$2,700,000
City of Poway	\$750,000
GP Loan (Villa de Vida Fundraising)	\$1,702,592
Less: Excess Purchase Price Over Appraised Value	
Less: Ineligible Offsites	
Total Leveraged Soft Financing excluding donated land and fee waivers	\$5,152,592
TOTAL	\$8,929,742

BASIS REDUCTION	
Total Basis Reduction	\$3,682,997

MIXED USE PROJECTS

For mixed-use projects, the permanent Leveraged Soft Financing numerator must be discounted/reduced by the Mixed-Use Ratio below.

Mixed-Use Ratio = Total Commercial Cost / Total Project Cost: 0.0%

The Prorated Commercial Cost Deduction To Leveraged Soft Financing Must Be Calculated First Before Applying Any Subsidy Adjustment/Increase To The Numerator. TCAC staff may adjust this ratio as deemed appropriate.

Sample formula (commercial costs) for numerator Committed Permanent Leveraged Soft Financing defraying residential costs = G44*(1-J49)

SIZE FACTOR CALCULATION

New Construction: Yes
 Tax Credit Units: 54
 Size Factor: 1.02

FINALTIE BREAKER CALCULATION

<u>Leveraged Soft Financing less commercial proration</u>	<u>\$8,929,742</u>	<u>Requested Unadjusted Eligible Basis</u>	<u>\$17,004,802</u>	
<u>Leveraged Soft Financing times Size Factor</u>	<u>\$9,108,337</u>	<u>Basis Reduction add-back</u>	<u>\$3,682,997</u>	
\$9,108,337		\$20,687,799		
26,723,768		\$26,723,768		+ ((1 - $\frac{20,687,799}{26,723,768}$) / 3) = 41.612%

CAPITALIZED VALUE OF RENT DIFFERENTIALS ATTRIBUTABLE TO PUBLIC RENT OR PUBLIC OPERATING SUBSIDIES CALCULATION

Annual Rental Income Differential for Public Rent Subsidies:

Unit Type	# of Units	Rent Limit: Use 30% AMI for Special Needs Projects OR Use 40% AMI for ALL OTHERS	Public Subsidy Contract Rent	Calculated Annual Rent
1 bedroom	50	\$512	\$1,225	\$427,800
2 bedroom	3	\$612	\$1,590	\$35,208
1 bedroom			\$1,225	\$0
SRO				\$0
SRO				\$0
SRO				\$0
Annual Rent Differential for Public Rent Subsidies:				\$463,008

Total Rent Differentials \$463,008
 Less Vacancy 5.0%
 Net Rental Income \$439,858
 Available for Debt Service
 @ 1.15 Debt Coverage Ratio: \$382,485

Loan Term (years) 15
 Interest Rate (annual) 6.0%
 Debt Coverage Ratio 1.15

Capitalized Value of Rent Differentials \$3,777,150

Annual Rental Income Differential for Public Operating Subsidies:

If annual operating subsidy amount are similar in each year, enter:
 Annual Operating Subsidy Amount in Year 1:

OR
 If the contract does not specify an annual subsidy amount, enter:
 Aggregate Subsidy Amount:
 Number of Years in the Subsidy Contract: 1
 Average Annual Operating Subsidy Amount: \$0

Annual Public Operating Subsidies: \$0

15 YEAR PROJECT CASH FLOW PROJECTIONS - Refer to TCAC Regulation Sections 10322(h)(22), 10325(f)(5), 10326(g)(4), 10327(f) and (g).

REVENUE	MULTIPLIER	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15
Gross Rent	1.025	\$482,472	\$494,534	\$506,897	\$519,570	\$532,559	\$545,873	\$559,520	\$573,508	\$587,845	\$602,541	\$617,605	\$633,045	\$648,871	\$665,093	\$681,720
Less Vacancy	5.00%	-24,124	-24,727	-25,345	-25,978	-26,628	-27,294	-27,976	-28,675	-29,392	-30,127	-30,880	-31,652	-32,444	-33,255	-34,086
Rental Subsidy	1.025	309,768	317,512	325,450	333,586	341,926	350,474	359,236	368,217	377,422	386,858	396,529	406,442	416,604	427,019	437,694
Less Vacancy	5.00%	-15,488	-15,876	-16,273	-16,679	-17,096	-17,524	-17,962	-18,411	-18,871	-19,343	-19,826	-20,322	-20,830	-21,351	-21,885
Miscellaneous Income	1.025	3,240	3,321	3,404	3,489	3,576	3,666	3,757	3,851	3,948	4,046	4,147	4,251	4,357	4,466	4,578
Less Vacancy	5.00%	-162	-166	-170	-174	-179	-183	-188	-193	-197	-202	-207	-213	-218	-223	-229
Total Revenue		\$755,706	\$774,599	\$793,964	\$813,813	\$834,158	\$855,012	\$876,387	\$898,297	\$920,754	\$943,773	\$967,368	\$991,552	\$1,016,341	\$1,041,749	\$1,067,793
EXPENSES																
Operating Expenses:	1.035															
Administrative		\$30,963	\$32,047	\$33,168	\$34,329	\$35,531	\$36,774	\$38,061	\$39,394	\$40,772	\$42,199	\$43,676	\$45,205	\$46,787	\$48,425	\$50,120
Management		47,952	49,630	51,367	53,165	55,026	56,952	58,945	61,008	63,144	65,354	67,641	70,008	72,459	74,995	77,620
Utilities		42,498	43,985	45,525	47,118	48,767	50,474	52,241	54,069	55,962	57,920	59,948	62,046	64,217	66,465	68,791
Payroll & Payroll Taxes		159,244	164,818	170,586	176,557	182,736	189,132	195,752	202,603	209,694	217,033	224,629	232,491	240,629	249,051	257,767
Insurance		18,500	19,148	19,818	20,511	21,229	21,972	22,741	23,537	24,361	25,214	26,096	27,009	27,955	28,933	29,946
Maintenance		68,646	71,049	73,535	76,109	78,773	81,530	84,383	87,337	90,394	93,557	96,832	100,221	103,729	107,359	111,117
Other Operating Expenses: Cable		1,300	1,346	1,393	1,441	1,492	1,544	1,598	1,654	1,712	1,772	1,834	1,898	1,964	2,033	2,104
Total Operating Expenses		\$369,103	\$382,022	\$395,392	\$409,231	\$423,554	\$438,379	\$453,722	\$469,602	\$486,038	\$503,050	\$520,656	\$538,879	\$557,740	\$577,261	\$597,465
Transit Pass/Tenant Internet Expense*	1.035	5,832	6,036	6,247	6,466	6,692	6,927	7,169	7,420	7,680	7,948	8,227	8,515	8,813	9,121	9,440
Service Amenities	1.035	95,000	98,325	101,766	105,328	109,015	112,830	116,779	120,867	125,097	129,475	134,007	138,697	143,552	148,576	153,776
Replacement Reserve		20,250	20,250	20,250	20,250	20,250	20,250	20,250	20,250	20,250	20,250	20,250	20,250	20,250	20,250	20,250
Real Estate Taxes	1.020	2,500	2,550	2,601	2,653	2,706	2,760	2,815	2,872	2,929	2,988	3,047	3,108	3,171	3,234	3,299
Other: Annual Monitoring Fee - SD HCI	1.010	4,000	4,040	4,080	4,121	4,162	4,204	4,246	4,289	4,331	4,375	4,418	4,463	4,507	4,552	4,598
Other (Specify):	1.035	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Expenses		\$496,685	\$513,223	\$530,338	\$548,050	\$566,380	\$585,350	\$604,982	\$625,299	\$646,325	\$668,086	\$690,606	\$713,912	\$738,032	\$762,994	\$788,828
Cash Flow Prior to Debt Service		\$259,021	\$261,376	\$263,626	\$265,763	\$267,778	\$269,662	\$271,406	\$272,998	\$274,429	\$275,688	\$276,762	\$277,640	\$278,309	\$278,755	\$278,965
MUST PAY DEBT SERVICE																
Citibank - Permanent Loan		225,236	225,236	225,236	225,236	225,236	225,236	225,236	225,236	225,236	225,236	225,236	225,236	225,236	225,236	225,236
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Debt Service		\$225,236	\$225,236	\$225,236	\$225,236	\$225,236	\$225,236	\$225,236	\$225,236	\$225,236	\$225,236	\$225,236	\$225,236	\$225,236	\$225,236	\$225,236
Cash Flow After Debt Service		\$33,785	\$36,140	\$38,390	\$40,527	\$42,542	\$44,426	\$46,170	\$47,762	\$49,193	\$50,452	\$51,526	\$52,404	\$53,073	\$53,519	\$53,729
Percent of Gross Revenue		4.25%	4.43%	4.59%	4.73%	4.85%	4.94%	5.00%	5.05%	5.08%	5.08%	5.06%	5.02%	4.96%	4.88%	4.78%
25% Debt Service Test		15.00%	16.05%	17.04%	17.99%	18.89%	19.72%	20.50%	21.21%	21.84%	22.40%	22.88%	23.27%	23.56%	23.76%	23.85%
Debt Coverage Ratio		1.150	1.160	1.170	1.180	1.189	1.197	1.205	1.212	1.218	1.224	1.229	1.233	1.236	1.238	1.239

OTHER FEES**																
GP Partnership Management Fee																
LP Asset Management Fee																
Incentive Management Fee																
Total Other Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Remaining Cash Flow		\$33,785	\$36,140	\$38,390	\$40,527	\$42,542	\$44,426	\$46,170	\$47,762	\$49,193	\$50,452	\$51,526	\$52,404	\$53,073	\$53,519	\$53,729
Deferred Developer Fee**																
Residual or Soft Debt Payments**																

*9% and 4% + state credit applications shall include the cost of transit passes and tenant internet service if requested in the Points System site amenity section.

Other Fees and all payments made from cash flow after must pay debt should be completed according to the terms of the partnership agreement (or equivalent ownership entity terms). Please re-order line items consistent with any "order of priority" terms. **These items are to be completed when submitting an updated application for the Carryover, Readiness, Final Reservation, and Placed-in-Service deadlines.