



CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2019 COMPETITIVE 9% APPLICATION FOR LOW-INCOME HOUSING TAX CREDITS
January 18, 2019 Version

II. APPLICATION - SECTION 1: APPLICANT STATEMENT, CERTIFICATION AND NOTARY

APPLICANT: Arminta Meta, LP

PROJECT NAME: Arminta Square Apartments

PLEASE INCLUDE APPLICATION FEE WITH APPLICATION SUBMISSION
(CHECK ONLY)

The undersigned applicant hereby makes application to the California Tax Credit Allocation Committee ("TCAC") for a reservation of Federal, or Federal and State Low-Income Housing Tax Credits ("Credits") in the amount(s) of:

\$2,500,000 annual Federal Credits, and

\$12,190,913 total State Credits

for the purpose of providing low-income rental housing as herein described. I understand that Credit amount(s) preliminarily reserved for this project, if any, may be adjusted over time based upon changing project costs and financial feasibility analyses which TCAC is required to perform on at least three occasions.

Election to sell ("certificate") state credits: N/A By selecting "Yes" or "No" in the box immediately before, I hereby make an irrevocable election to sell ("certificate") or not sell all or any portion of the state credit, as allowed pursuant to Revenue and Taxation Code Sections 12206(o), 17058(q), and 23610.5(r). I further certify that the applicant is a non-profit entity, and that the state credit pricing will be at least 80 cents per dollar.

I agree it is my responsibility to provide TCAC with the original complete application and the Local Reviewing Agency an exact copy of the application. I agree that I have included a letter from the local government and the appropriate Local Reviewing Agency of the jurisdiction in which the project is located identifying the agency designated as the Local Reviewing Agency for the Tax Credit Allocation Committee. I agree that it is also my responsibility to provide such other information as TCAC requests as necessary to evaluate my application. I represent that if a reservation or allocation of Credit is made as a result of this application, I will also furnish promptly such other supporting information and documents as may be requested. I understand that TCAC may verify information provided and analyze materials submitted as well as conduct its own investigation to evaluate the application. I recognize that I have an affirmative duty to inform TCAC when any information in the application or supplemental materials is no longer true and to supply TCAC with the latest and accurate information.

I acknowledge that if I receive a reservation of Tax Credits, I will be required to submit requisite documentation at each of the following stages: for a carryover allocation; for readiness to proceed requirements if applicable; and after the project is placed-in-service.

I represent I have read Section 42 of the Internal Revenue Code (IRC) pertaining to Federal Tax Credits, and if applying for State Tax Credits, I represent I have also read California Health and Safety Code Sections 50199.4 et seq. and California Revenue and Taxation Code Sections 12206, 17058, and 23610.5 pertaining to the State Tax Credit program. I understand that the Federal and State Tax Credit programs are complex and involve long-term maintenance of housing for qualified low-income households. I acknowledge that TCAC has recommended that I seek advice from my own tax attorney or tax advisor.

I represent that I have read and understand the requirements set forth in Regulation Section 10322(j) pertaining to re-applications for Credit.

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 _____, 2019 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 Los Angeles		
City Manager:	Timothy Elliott *		
Title:	Community Housing Program Manager - Finance & Development		
Mailing Address:	1200 West 7th Street, 8th Floor		
City:	Los Angeles		
Zip Code:	90012		
Phone Number:	213-808-8596	Ext.	
FAX Number:			
E-mail:	timothy.elliott@lacity.org		

* For City Manager, please refer to the following the website below:
<http://www.treasurer.ca.gov/ctcac/2019/lra/contact.pdf>

II. APPLICATION - SECTION 2: GENERAL AND SUMMARY INFORMATION

A. Application Type

Application type: Re-Application

Prior application was submitted but not selected? Yes

If yes, enter application number: TCAC # CA - 18 - 121

Has credit previously been awarded? No

If re-applying and returning credit, enter the current application number and the amount being returned:

TCAC # CA - -

Returned Federal Credit:

Is this project a Re-syndication of a current TCAC project?

If a Resyndication Project, complete the **Resyndication Projects** section below.

Is State Farmworker Credit requested? No

B. Project Information

Project Name: Arminta Square Apartments
Site Address: 11050, 11060, 11064 West Arminta Street
If address is not established, enter detailed description (i.e. NW corner of 26th and Elm)

City:	Los Angeles	County:	Los Angeles
Zip Code:	91352	Census Tract:	1221.20
Assessor's Parcel Number(s):	2314-008-036, 2314-008-037, 2314-008-041		

Project is located in a DDA:	No		
Project is located in a Qualified Census Tract:	No	*Federal Congressional District:	29
Project in DDA/QCT but not requesting 130% boost:	No	*State Assembly District:	39
Special Needs with 130% basis & State Credits:	No	*State Senate District:	18
Project is a Scattered Site Project:	No		
If yes, meets "Scattered Site" definition (TCAC Reg. § 10302(II)):	N/A		

*Accurate information is essential; the following website is provided for reference:
<https://www.govtrack.us/congress/members/map> <http://findyourrep.legislature.ca.gov/>

C. Credit Amount Requested (If State Credit Request, Reg. Sects. 10317 & 10322(h)(33))

Federal and State	\$2,500,000	\$12,190,913
	(federal)	(state)

*Applicants that selected the option for State credit substitution can still elect to mark Federal only Credits.

D. Federal Minimum Set-Aside Election (IRC Section 42(g)(1))

40%/60% Average Income

E. Set-Aside Selection (Reg. Section 10315(a)-(e))

N/A

F. Housing Type Selection (Reg. Sections 10315(h) & 10325(g))

Large Family	
If Special Needs housing type, list the percentage of Special Needs Units:	0%
If less than 75% special needs units, specify the standards the non-special needs units will meet:	
N/A	

G. Geographic Area (Reg. Section 10315(i))

Please select your geographic area:

City of Los Angeles

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:	Yes
Applicant is the project developer and will be part of the final ownership entity for the project:	N/A
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:	Arminta Meta, LP		
Street Address:	11150 West Olympic Blvd. Suite 620		
City:	Los Angeles	State: CA	Zip Code: 90064
Contact Person:	Chris Maffris		
Phone:	310-575-3543	Ext.: 125	Fax: 310-575-3563
Email:	cmaffris@metahousing.com		

C. Legal Status of Applicant:

Limited Partnership	Parent Company: Meta Housing Corporation
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If Other, Specify:

D. General Partner(s) Information

D(1) General Partner Name: WCH Affordable XL, LLC Managing GP

Street Address:	151 Kalmus Drive, Suite J-5		
City:	Costa Mesa	State: CA	Zip Code: 92626
Contact Person:	Graham Espley-Jones		
Phone:	(714) 597-8300	Ext.: 301	Fax: 714-597-8320
Email:	graham@wchousing.org		
Nonprofit/For Profit:	Nonprofit	Parent Company: Western Community Housing	

D(2) General Partner Name:* Arminta Meta, LLC Administrative GP

Street Address:	11150 West Olympic Blvd, Suite 620		
City:	Los Angeles	State: CA	Zip Code: 90064
Contact Person:	Chris Maffris		
Phone:	310-575-3543	Ext.: 108	Fax: 310-575-3563
Email:	cmaffris@metahousing.com		
Nonprofit/For Profit:	For Profit	Parent Company: Meta Housing Corporation	

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

Joint Venture

**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:	Meta Housing Corporation		
Street Address:	11150 West Olympic Blvd, Suite 620		
City:	Los Angeles	State: CA	Zip Code: 90064
Contact Person:	Chris Maffris		
Phone:	310-575-3543	Ext.: 108	Fax: 310-575-3563
Email:	cmaffris@metahousing.com		
Participatory Role:	Executive Vice President		

(e.g., General Partner, Consultant, etc.)

II. APPLICATION - SECTION 4: DEVELOPMENT TEAM INFORMATION

A. Indicate and List All Development Team Members

Developer:	Meta Housing Corporation	Architect:	Y&M Architects
Address:	11150 W. Olympic Blvd, Ste 620	Address:	724 S. Spring St., Ste 304
City, State, Zip	Los Angeles, CA 90064	City, State, Zip:	Los Angeles, CA 90014
Contact Person:	Chris Maffris	Contact Person:	Ryan Yanagita
Phone:	(310) 575-3543 Ext.: 108	Phone:	(213) 623-2107 Ext.:
Fax:	(310) 575-3563	Fax:	(213) 623-2108
Email:	cmaffris@metahousing.com	Email:	ryanagita@ymarch.com
Attorney:	Bocarsly Emden Cowan Esmail & A	General Contractor:	TBD
Address:	633 W. Fifth St., 64th Fl	Address:	
City, State, Zip	Los Angeles, CA 90071	City, State, Zip:	
Contact Person:	Nicole Deddens	Contact Person:	
Phone:	(213) 239-8029 Ext.:	Phone:	Ext.:
Fax:	(213) 229-0765	Fax:	
Email:	ndeddens@bocarsly.com	Email:	
Tax Professional:	Novogradac & Company LLP	Energy Consultant:	RJC Group, Inc.
Address:	249 E. Ocean Blvd., Ste 900	Address:	19072 Kassy Dr.
City, State, Zip	Long Beach, CA 90802	City, State, Zip:	North Tustin, CA 92705
Contact Person:	Bill Letsinger	Contact Person:	Richard Cardoza
Phone:	(562) 256-2340 Ext.:	Phone:	(714) 745-4102 Ext.:
Fax:	(562) 432-9483	Fax:	
Email:	Bill.Letsinger@novoco.com	Email:	rcardoza@rjcgroupinc.com
CPA:	Novogradac & Company LLP	Investor:	RedStone Equity Partners
Address:	249 E. Ocean Blvd, Ste 900	Address:	200 Public Square, Ste 2050
City, State, Zip	Long Beach, CA 90802	City, State, Zip:	Cleveland, OH 44114
Contact Person:	Bill Letsinger	Contact Person:	Matt Grosz
Phone:	(562) 256-2340 Ext.:	Phone:	(619) 535-3903 Ext.:
Fax:	(562) 432-9483	Fax:	
Email:	Bill.Letsinger@novoco.com	Email:	matt.grosz@redstoneequity.com
Consultant:		Market Analyst:	Novogradac & Company LLP
Address:		Address:	11044 Research Blvd. Bldg C, Ste 4
City, State, Zip		City, State, Zip:	Austin, TX 78759
Contact Person:		Contact Person:	John Cole
Phone:	Ext.:	Phone:	(512) 349-3215 Ext.:
Fax:		Fax:	
Email:		Email:	john.cole@novoco.com
Appraiser:		Prop. Mgmt. Co.:	The John Stewart Company
Address:		Address:	888 S. Figueroa St., Ste 700
City, State, Zip		City, State, Zip:	Los Angeles, CA 90017
Contact Person:		Contact Person:	Lori Horn
Phone:	Ext.:	Phone:	(213) 787-2710 Ext.:
Fax:		Fax:	(213) 833-1866
Email:		Email:	lhorn@jsco.net
CNA Consultant:		2nd Prop. Mgmt Co.:	
Address:		Address:	
City, State, Zip		City, State, Zip:	
Contact Person:		Contact Person:	
Phone:	Ext.:	Phone:	Ext.:
Fax:		Fax:	
Email:		Email:	

II. APPLICATION - SECTION 5: PROJECT INFORMATION

A. Type of Credit Requested

New Construction (may include Adaptive Reuse)	<u>Yes</u>	If yes, will demolition of an existing structure be involved?	<u>Yes</u>
Rehabilitation-Only	<u>N/A</u>	If yes, will relocation of existing tenants be involved?	<u>No</u>
Acquisition & Rehabilitation	<u>N/A</u>	Is this an Adaptive Reuse project?	<u>N/A</u>
If yes, please consult TCAC staff to determine the applicable regulatory requirements (new construction or rehabilitation).			

B. Acquisition and Rehabilitation/Rehabilitation-only Projects

If requesting Acquisition Credit, will the acquisition meet the 10-year placed in service rule as required by IRC Sec. 42(d)(2)(B)(ii)? N/A

If no, will it meet the waiver conditions of IRC Sec. 42(d)(6)? N/A

Will the rehabilitation and/or the income and rent restrictions of Sec. 42 cause relocation of existing tenants? N/A

If yes, applicants must submit an explanation of relocation requirements, a detailed relocation plan including a budget with an identified funding source (see Checklist).

Age of Existing Structures		No. of Existing Buildings	
No. of Occupied Buildings		No. of Existing Units	
No. of Stories			
Current Use:			

Resyndication Projects

Current/original TCAC ID: TCAC # CA - - TCAC # CA - -

First year of credit:

Are Transfer Event provisions applicable? See questionnaire on TCAC website. N/A

Is the project currently under a Capital Needs Agreement with TCAC? N/A

If so, has the Short Term Work been completed? N/A See Checklist, Tab 8 for documentation requirements.

Is the project subject to hold harmless rent limits? N/A If yes, see page 18 and Checklist, Tab 8.

C. Purchase Information

Name of Seller: <u>Arminta Meta, LLC</u>	Signatory of Seller: <u>Kasey M. Burke</u>
Date of Purchase Contract or Option: <u>6/15/2018</u>	Purchased from Affiliate: <u>No</u>
Expiration Date of Option:	If yes, broker fee amount to affiliate?
Purchase Price: <u>\$8,300,000</u>	Special Assessment(s):
Phone: <u>310-575-3543</u>	Ext.: <u>107</u>
Holding Costs per Month: <u>\$35,000</u>	Historical Property/Site: <u>No</u>
Real Estate Tax Rate:	Total Projected Holding Costs: <u>\$950,555</u>
Amount of SOFT perm financing covering the excess purchase price over appraisal	Purchase price over appraisal

D. Project, Land, Building and Unit Information

Project Type: Other (Specify below)

Two or More Story With an Elevator:	<u>Yes</u>	if yes, enter number of stories:	<u>4</u>
Two or More Story Without an Elevator:	<u>N/A</u>	if yes, enter number of stories:	<u>0</u>
One or More Levels of Subterranean Parking:	<u>N/A</u>		
Other:	<u>Multi-Family</u>		

E. Land

 x Feet or 1.86 Acres 81,161 Square Feet **Density:** 59.14

If irregular, specify measurements in feet, acres, and square feet:

F. Building Information

Total Number of Buildings: 1 Residential Buildings: 1
 Community Buildings: 0 Commercial/ Retail Space: N/A
 If Commercial/ Retail Space, explain: (include use, size, location, and purpose)

Are Buildings on a Contiguous Site? Yes
 If not Contiguous, do buildings meet the requirements of IRC Sec. 42(g)(7)? N/A

Do any buildings have 4 or fewer units? No
 If yes, are any of the units to be occupied by the owner or
 a person related to the owner (IRC Sec. 42(i)(3)(c))? N/A

0

G. Project Unit Number and Square Footage

Total number of units:	110
Total number of non-Tax Credit Units (excluding managers' units) (i.e. market rate units):	
Total number of units (excluding managers' units):	109
Total number of Low Income Units:	109
Ratio of Low Income Units to total units (excluding managers' units):	100%
Total square footage of all residential units (excluding managers' units):	113,671
Total square footage of Low Income Units:	113,671
Ratio of low-income residential to total residential square footage (excluding managers' units):	100%
Applicable fraction, smaller of unit or square footage ratio (used on "Basis & Credits"):	100%
Total interior amenity space square footage (TCAC Regulation Section 10325(g)(1)):	3,116
Total commercial/ retail space square footage:	0
Total common area square footage (including managers' units):	9,826
Total parking structure square footage (excludes car-ports and "tuck under" parking):	56,093
*Total square footage of all project structures (excluding commercial/retail):	182,706

*equals: "total square footage of all residential units" + "total interior amenity space square footage" + "total common area square footage" + "total parking structure square footage")

Total Project Cost per Unit
 Total Residential Project Cost per Unit
 Total Eligible Basis per Unit

\$484,251
\$484,251
\$369,422

H. Tenant Population Data

Completion of this section is required. **The information requested in this section is for national data collection purposes, and is not intended for threshold and competitive scoring use;** however, the completed table should be consistent with information provided in the application and attachments.

Indicate the number of units anticipated for the following populations:

Homeless/formerly homeless	45
Transitional housing	N/A
Persons with physical, mental, development disabilities	N/A
Persons with HIV/AIDS	N/A
Transition age youth	N/A
Farmworker	N/A
Family Reunification	N/A
Other:	N/A
Units w/ tenants of multiple disability type or subsidy layers (explain)	
For 4% federal applications only:	
Rural area consistent with TCAC methodology	N/A

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			5/24/2011
NEPA	2/28/2019	3/15/2019	
Toxic Report			N/A
Soils Report			1/20/2016
Coastal Commission Approval			N/A
Article 34 of State Constitution			2/14/2019
Site Plan			5/24/2011
Conditional Use Permit Approved or Required			N/A
Variance Approved or Required			N/A
Other Discretionary Reviews and Approvals			5/24/2011

Project and Site Information	
Current Land Use Designation	General Plan Land Use - Medium Residential
Current Zoning and Maximum Density	(T)(Q)R3-1; 800sq/unit
Proposed Zoning and Maximum Density	(T)(Q)R3-1; 800sq/unit
Occupancy restrictions that run with the land due to CUP's or density bonuses?	No (if yes, explain here)
Building Height Requirements	45 ft
Required Parking Ratio	0.25 Space/Unit

B. Development Timetable

		Actual or Scheduled		
		Month	/	Year
SITE	Environmental Review Completed	1	/	2016
	Site Acquired	5	/	2018
LOCAL PERMITS	Conditional Use Permit	N/A	/	
	Variance	N/A	/	
	Site Plan Review	5	/	2011
	Grading Permit	5	/	2018
	Building Permit	5	/	2018
CONSTRUCTION FINANCING	Loan Application	N/A	/	
	Enforceable Commitment	2	/	2019
	Closing and Disbursement	12	/	2019
PERMANENT FINANCING	Loan Application	N/A	/	
	Enforceable Commitment	2	/	2019
	Closing and Disbursement	10	/	2021
OTHER LOANS AND GRANTS	Type and Source: (specify here)	N/A	/	
	Application	N/A	/	
	Closing or Award	N/A	/	
	Type and Source: (specify here)	N/A	/	
	Application	N/A	/	
	Closing or Award	N/A	/	
	Type and Source: (specify here)	N/A	/	
	Application	N/A	/	
	Closing or Award	N/A	/	
	Type and Source: (specify here)	N/A	/	
	Application	N/A	/	
	Closing or Award	N/A	/	
	Type and Source: (specify here)	N/A	/	
	Application	N/A	/	
	Closing or Award	N/A	/	
	Type and Source: (specify here)	N/A	/	
	Application	N/A	/	
	Closing or Award	N/A	/	
	10% of Costs Incurred	12	/	2019
	Construction Start	12	/	2019
	Construction Completion	1	/	2021
	Placed In Service	1	/	2021
	Occupancy of All Tax Credit Units	5	/	2021

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	26	4.900%	\$41,000,000
2) Redstone - Federal Tax Credit Equity			\$7,275,000
3) Redstone - State Tax Credit Equity			\$2,925,819
4) Deferred Developer Fee			\$2,066,762
5)			
6)			
7)			
8)			
9)			
10)			
11)			
12)			
Total Funds For Construction:			\$53,267,581

- | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1) Lender/Source: Citibank
 Street Address: 444 S. Flower Street, 29th Floor
 City: Los Angeles
 Contact Name: Sonia M. Rahm
 Phone Number: 213-239-1726 Ext.:
 Type of Financing: Construction Loan
 Is the Lender/Source Committed? Yes</p> | <p>2) Lender/Source: Redstone - Federal Tax Credit Equity
 Street Address: 200 Public Square, Suite 2050
 City: Cleveland, OH 44114
 Contact Name: Matt Grosz
 Phone Number: 619-535-3903 Ext.:
 Type of Financing: Tax Credit Equity
 Is the Lender/Source Committed? Yes</p> |
| <p>3) Lender/Source: Redstone - State Tax Credit Equity
 Street Address: 200 Public Square, Suite 2050
 City: Cleveland, OH 44114
 Contact Name: Matt Grosz
 Phone Number: 619-535-3903 Ext.:
 Type of Financing: Tax Credit Equity
 Is the Lender/Source Committed? Yes</p> | <p>4) Lender/Source: Deferred Developer Fee
 Street Address: 11150 W Olympic Blvd., Suite 620
 City: Los Angeles
 Contact Name: Chris Maffris
 Phone Number: 310-575-3543 Ext.: 108
 Type of Financing: Deferred Reserves
 Is the Lender/Source Committed? Yes</p> |
| <p>5) Lender/Source: 0
 Street Address:
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? No</p> | <p>6) Lender/Source: 0
 Street Address:
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? No</p> |
| <p>7) Lender/Source: 0
 Street Address:
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? No</p> | <p>8) Lender/Source: 0
 Street Address:
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? No</p> |
| <p>9) Lender/Source: 0
 Street Address:
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? No</p> | <p>10) Lender/Source: 0
 Street Address:
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? No</p> |

11) Lender/Source: 0

Street Address:

City:

Contact Name:

Phone Number: Ext.:

Type of Financing:

Is the Lender/Source Committed?

12) Lender/Source: 0

Street Address:

City:

Contact Name:

Phone Number: Ext.:

Type of Financing:

Is the Lender/Source Committed?

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 - Perm Loan 1st TD	420	5.750%		\$663,450	\$9,988,694
2) Citibank - Tranche B	420	5.750%		\$613,183	\$9,231,894
3) Deferred Developer Fee					\$44,263
4)					
5)					
6)					
7)					
8)					
9)					
10)					
11)					
12)					
Total Permanent Financing:					\$19,264,851
Total Tax Credit Equity:					\$34,002,730
Total Sources of Project Funds:					\$53,267,581

1) Lender/Source: Citibank - Perm Loan 1st TD
 Street Address: 444 S. Flower Street, 29th Floor
 City: Los Angeles
 Contact Name: Sonia H. Rahm
 Phone Number: 213-239-1726 Ext.:
 Type of Financing: Hard Debt
 Is the Lender/Source Committed? Yes

2) Lender/Source: Citibank - Tranche B
 Street Address: 444 S. Flower Street, 29th Floor
 City: Los Angeles
 Contact Name: Sonia H. Rahm
 Phone Number: 213-239-1726 Ext.:
 Type of Financing: Hard Debt
 Is the Lender/Source Committed? Yes

3) Lender/Source: Deferred Developer Fee
 Street Address: 11150 W Olympic Blvd., Suite 620
 City: Los Angeles
 Contact Name: Chris Maffris
 Phone Number: 310-575-3543 Ext.: 108
 Type of Financing: Deferred Fee
 Is the Lender/Source Committed? Yes

4) Lender/Source: 0
 Street Address:
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? No

5) Lender/Source: 0
 Street Address:
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? No

6) Lender/Source: 0
 Street Address:
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? No

7) Lender/Source: 0
 Street Address:
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? No

8) Lender/Source: 0
 Street Address:
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? No

9) Lender/Source: 0
Street Address:
City:
Contact Name:
Phone Number: Ext.:
Type of Financing:
Is the Lender/Source Committed?

11) Lender/Source: 0
Street Address:
City:
Contact Name:
Phone Number: Ext.:
Type of Financing:
Is the Lender/Source Committed?

10) Lender/Source: 0
Street Address:
City:
Contact Name:
Phone Number: Ext.:
Type of Financing:
Is the Lender/Source Committed?

12) Lender/Source: 0
Street Address:
City:
Contact Name:
Phone Number: Ext.:
Type of Financing:
Is the Lender/Source Committed?

III. PROJECT FINANCING - SECTION 3: INCOME INFORMATION

A. Low Income Units

(a) Bedroom Type(s)	(b) Number of Units	(c) Proposed Monthly Rent (Less Utilities)	(d) Total Monthly Rents (b x c)	(e) Monthly Utility	(f) Monthly Rent Plus Utilities (c + e)	(g) % of Targeted Area Median Income	(h) % of Actual AMI
1 Bedroom	5	\$339	\$1,695	\$24	\$363	20%	20.0%
2 Bedrooms	23	\$403	\$9,278	\$33	\$436	20%	20.0%
2 Bedrooms	8	\$403	\$3,227	\$33	\$436	20%	20.0%
2 Bedrooms	3	\$1,276	\$3,829	\$33	\$1,309	60%	60.0%
2 Bedrooms	11	\$1,494	\$16,438	\$33	\$1,527	70%	70.0%
2 Bedrooms	13	\$1,713	\$22,264	\$33	\$1,746	80%	80.0%
3 Bedrooms	8	\$465	\$3,720	\$39	\$504	20%	20.0%
3 Bedrooms	11	\$1,473	\$16,203	\$39	\$1,512	60%	60.0%
3 Bedrooms	11	\$1,725	\$18,975	\$39	\$1,764	70%	70.0%
3 Bedrooms	9	\$1,977	\$17,793	\$39	\$2,016	80%	80.0%
4 Bedrooms	1	\$512	\$512	\$50	\$562	20%	20.0%
4 Bedrooms	1	\$1,356	\$1,356	\$50	\$1,406	50%	50.0%
4 Bedrooms	1	\$1,637	\$1,637	\$50	\$1,687	60%	60.0%
4 Bedrooms	2	\$1,918	\$3,837	\$50	\$1,968	70%	70.0%
4 Bedrooms	2	\$2,200	\$4,399	\$50	\$2,250	80%	80.0%
			\$0		\$0		
			\$0		\$0		
			\$0		\$0		
			\$0		\$0		
			\$0		\$0		
			\$0		\$0		
			\$0		\$0		
			\$0		\$0		
			\$0		\$0		
			\$0		\$0		
Total # Units:	109	Total:	\$125,164		Average:	50.0%	

Is this a resyndication project using hold harmless rent limits in the above table?

N/A

Hold harmless rents cannot exceed the federal set-aside current tax credit rent limits.

Must use current rent limits for units included in the lowest income point category.

B. Manager Units

Projects with 16 or more Low-Income and Market-Rate Units must have one on-site manager's unit. Projects with at least 161 Low-Income and Market-Rate Units must provide a second on-site manager's unit, and one additional on-site manager's unit for each 80 Low-Income and Market-Rate Units beyond 161 units, up to a maximum of four on-site manager's units. Scattered site projects of 16 or more Low-Income and Market-Rate Units must have at least one manager's unit for the entire project, and at one manager's unit at each site consisting of 16 or more Low-Income and Market-Rate Units. Projects may employ full-time property management staff and provide an equivalent number of desk or security staff for the hours when the property management staff are not working.

(a) Bedroom Type(s)	(b) Number of Units	(c) Proposed Monthly Rent (Less Utilities)	(d) Total Monthly Rents (b x c)
2 Bedrooms	1	\$2,182	\$2,182
			\$0
			\$0
			\$0
Total # Units:	1	Total:	\$2,182

No

Project with desk or security staff in lieu of on-site manager unit(s)
See TCAC Regulation Section 10325(f)(7)(J) for complete requirements.

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)
			\$0
			\$0
			\$0
			\$0
			\$0
			\$0
			\$0
			\$0
			\$0
			\$0
			\$0
Total # Units:	0	Total:	\$0

Aggregate Monthly Rents For All Units:	\$127,346
Aggregate Annual Rents For All Units:	\$1,528,150

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

Number of Units Receiving Assistance:	45
Length of Contract (years):	15
Expiration Date of Contract:	2/24/1934
Total Projected Annual Rental Subsidy:	\$785,858

E. Miscellaneous Income

Annual Income from Laundry Facilities:	\$13,200
Annual Income from Vending Machines:	
Annual Interest Income:	
Other Annual Income: (specify here)	
Total Miscellaneous Income:	\$13,200
Total Annual Potential Gross Income:	\$2,327,208

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:		\$8	\$11	\$13	\$17	
Water Heating:						
Cooking:		\$3	\$4	\$5	\$6	
Lighting:						
Electricity:		\$12	\$16	\$19	\$24	
Water:*						
Other: AC		\$1	\$2	\$2	\$3	
Total:	\$0	\$24	\$33	\$39	\$50	\$0

***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 City of Los Angeles

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

G. Annual Residential Operating Expenses

Administrative	Advertising:	\$8,625
	Legal:	\$9,000
	Accounting/Audit:	\$14,000
	Security:	
	Other: Administrative	\$24,000
	Total Administrative:	\$55,625
Management	Total Management:	\$79,200
Utilities	Fuel:	
	Gas:	\$27,500
	Electricity:	\$60,500
	Water/Sewer:	\$60,500
	Total Utilities:	\$148,500
Payroll / Payroll Taxes	On-site Manager:	\$45,000
	Maintenance Personnel:	\$75,000
	Other: Assistant Manager	\$30,000
	Total Payroll / Payroll Taxes:	\$150,000
	Total Insurance:	\$28,600
Maintenance	Painting:	\$30,250
	Repairs:	\$33,000
	Trash Removal:	\$27,720
	Exterminating:	\$6,000
	Grounds:	\$18,000
	Elevator:	\$9,000
	Other: Fire Sprinkler/Alarm Service	\$6,000
	Total Maintenance:	\$129,970
Other Expenses	Other: Employee Apartment	\$26,184
	Other: Employee Burden	\$58,141
	Other: Business License Tax	\$1,500
	Other:	
	Other: (specify here)	
	Total Other Expenses:	\$85,825

Total Expenses

Total Annual Residential Operating Expenses:	\$677,720
Total Number of Units in the Project:	110
Total Annual Operating Expenses Per Unit:	\$6,161
Total 3-Month Operating Reserve:	\$504,838
Total Annual Transit Pass / Internet Expense (site amenity election):	
Total Annual Services Amenities Budget (from project expenses):	\$30,000
Total Annual Reserve for Replacement:	\$27,500
Total Annual Real Estate Taxes:	\$7,500
Other (Specify):	
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:	\$0

*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		N/A	
Taxable bond financing		N/A	
FHA Risk Sharing loan? No		N/A	
State:	(specify here)	N/A	
Local:	(specify here)	N/A	
Private:	(specify here)	N/A	
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:	3/1/2019	Approval Date:	2/28/2019
Source:	DHS	Source:	HACLA PBV's
If Section 8:	Project-based vouchers	If Section 8:	Project-based vouchers
Percentage:	33.94%	Percentage:	7.34%
Units Subsidized:	37	Units Subsidized:	8
Amount Per Year:	\$824,652	Amount Per Year:	\$182,400
Total Subsidy:	\$12,369,780	Total Subsidy:	\$2,736,000
Term:	15 Years	Term:	15 Years

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

Unit Size	Unit Basis Limit	No. of Units	(Basis) X (No. of Units)
SRO/STUDIO	\$218,001	0	\$0
1 Bedroom	\$251,353	5	\$1,256,765
2 Bedrooms	\$303,200	59	\$17,888,800
3 Bedrooms	\$388,096	39	\$15,135,744
4+ Bedrooms	\$432,363	7	\$3,026,541
TOTAL UNITS:		110	
TOTAL UNADJUSTED THRESHOLD BASIS LIMIT:			\$37,307,850
		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):	<input type="text" value="No"/>		\$0
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.	<input type="text" value="No"/>		\$0
(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.	<input type="text" value="Yes"/>		\$2,611,550
(c) Plus (+) 2% basis adjustment for projects where a day care center is part of the development.	<input type="text" value="No"/>		\$0
(d) Plus (+) 2% basis adjustment for projects where 100 percent of the Low-Income Units are for Special Needs populations.	<input type="text" value="No"/>		\$0
(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.	<input type="text" value="No"/>		\$0
(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: <input type="text" value="N/A"/>	<input type="text" value="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.	<input type="text" value="Yes"/> <small>Please Enter Amount:</small>		\$739,135
(h) Plus (+) 10% basis adjustment for projects wherein at least 95% of the project's upper floor units are serviced by an elevator.	<input type="text" value="Yes"/>		\$3,730,785
(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.	<input type="text" value="No"/>		\$0
TOTAL ADJUSTED THRESHOLD BASIS LIMIT:			\$44,389,320

HIGH COST TEST

Total Eligible Basis

\$40,636,377

Percentage of the Adjusted Threshold Basis Limit

91.545%

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%.
 - N/A** 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 Irrigate only with reclaimed water, greywater, or rainwater (excepting water used for Community Gardens) or irrigate with reclaimed water, grey water, 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%.
 - N/A** 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%.
 - N/A** 8 Install bamboo, stained concrete, cork, salvaged or FSC-Certified wood, natural linoleum, natural rubber, or ceramic tile in all interior floor space other than units (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 - Perm Loan 1st TD	2)Citibank - Tranche B	3)Deferred Developer Fee	4)	5)	6)	7)	8)	9)	10)	11)	12)	SUBTOTAL	70% PVC for New Const/Rehab	30% PVC for Acquisition
LAND COST/ACQUISITION																			
1Land Cost or Value	\$8,300,000	\$8,300,000		\$8,300,000													\$8,300,000		
2Demolition	\$173,332	\$173,332		\$173,332													\$173,332		
Legal	\$12,000	\$12,000		\$12,000													\$12,000		
Land Lease Rent Prepayment	\$0			\$0													\$0		
1Total Land Cost or Value	\$8,485,332	\$8,485,332	\$0	\$8,485,332	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,485,332		
Existing Improvements Cost or Value	\$0			\$0													\$0		
2Off-Site Improvements	\$280,000	\$280,000		\$280,000													\$280,000	\$280,000	
Total Acquisition Cost	\$280,000	\$280,000	\$0	\$280,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$280,000		\$0
Total Land Cost / Acquisition Cost	\$8,765,332	\$8,765,332	\$0	\$8,765,332	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,765,332		
Predevelopment Interest/Holding Cost	\$950,555	\$950,555		\$950,555													\$950,555	\$163,750	
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)	\$0			\$0													\$0		
Excess Purchase Price Over Appraisal	\$0			\$0													\$0		
REHABILITATION																			
Site Work	\$0			\$0													\$0		
Structures	\$0			\$0													\$0		
General Requirements	\$0			\$0													\$0		
Contractor Overhead	\$0			\$0													\$0		
Contractor Profit	\$0			\$0													\$0		
Prevailing Wages	\$0			\$0													\$0		
General Liability Insurance	\$0			\$0													\$0		
Other: (Specify)	\$0			\$0													\$0		
Total Rehabilitation Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Relocation Expenses	\$0			\$0													\$0		
NEW CONSTRUCTION																			
Site Work	\$0			\$0													\$0		
Structures	\$26,290,404	\$26,290,404		\$7,069,816	\$9,988,694	\$9,231,894											\$26,290,404	\$26,290,404	
General Requirements	\$1,707,762	\$1,707,762		\$1,707,762													\$1,707,762	\$1,707,762	
Contractor Overhead	\$0			\$0													\$0	\$0	
Contractor Profit	\$1,005,458	\$1,005,458		\$1,005,458													\$1,005,458	\$1,005,458	
Prevailing Wages	\$0			\$0													\$0		
General Liability Insurance	\$567,603	\$567,603		\$567,603													\$567,603	\$567,603	
Other: (Specify)	\$0			\$0													\$0		
Total New Construction Costs	\$29,571,227	\$29,571,227	\$0	\$10,350,639	\$9,988,694	\$9,231,894	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,571,227	\$29,571,227	\$0
ARCHITECTURAL FEES																			
Design	\$1,000,000	\$1,000,000		\$1,000,000													\$1,000,000	\$1,000,000	
Supervision	\$350,000	\$350,000		\$350,000													\$350,000	\$350,000	
Total Architectural Costs	\$1,350,000	\$1,350,000	\$0	\$1,350,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,350,000	\$1,350,000	\$0
Total Survey & Engineering	\$657,019	\$657,019		\$657,019	\$0												\$657,019	\$656,144	
CONSTRUCTION INTEREST & FEES																			
Construction Loan Interest	\$1,549,452	\$1,549,452		\$1,549,452													\$1,549,452	\$1,549,452	
Origination Fee	\$410,000	\$410,000		\$410,000													\$410,000	\$410,000	
Credit Enhancement/Application Fee	\$55,200	\$55,200		\$55,200													\$55,200	\$55,200	
Bond Premium	\$0			\$0													\$0		
Title & Recording	\$82,000	\$82,000		\$82,000													\$82,000	\$60,000	
Taxes	\$74,849	\$74,849		\$74,849													\$74,849	\$74,849	
Insurance	\$255,000	\$255,000		\$255,000													\$255,000	\$255,000	
Other: Construction Loan Interest Post CoFo	\$1,376,950	\$1,376,950		\$1,376,950													\$1,376,950		
Other:	\$0			\$0													\$0		
Total Construction Interest & Fees	\$3,803,451	\$3,803,451	\$0	\$3,803,451	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,803,451	\$2,404,501	\$0
PERMANENT FINANCING																			
Loan Origination Fee	\$192,206	\$192,206		\$192,206													\$192,206		
Credit Enhancement/Application Fee	\$10,000	\$10,000		\$10,000													\$10,000		
Title & Recording	\$25,000	\$25,000		\$25,000													\$25,000		
Taxes	\$0			\$0													\$0		
Insurance	\$0			\$0													\$0		
Other: (Specify)	\$0			\$0													\$0		
Other: (Specify)	\$0			\$0													\$0		
Total Permanent Financing Costs	\$227,206	\$227,206	\$0	\$227,206	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$227,206		
Subtotals Forward	\$45,324,789	\$45,324,789	\$0	\$26,104,201	\$9,988,694	\$9,231,894	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,324,789	\$34,425,622	\$0
LEGAL FEES																			
Lender Legal Paid by Applicant	\$90,000	\$90,000		\$90,000													\$90,000	\$65,000	
Other: Bond Counsel & Partnership Legal	\$135,000	\$135,000		\$135,000													\$135,000	\$101,250	
Total Attorney Costs	\$225,000	\$225,000	\$0	\$225,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$225,000	\$166,250	\$0
RESERVES																			
Rent Reserves	\$0			\$0													\$0		
Capitalized Rent Reserves	\$0			\$0													\$0		
Required Capitalized Replacement Reserve	\$0			\$0													\$0		
3-Month Operating Reserve	\$504,838	\$504,838		\$504,838													\$504,838		
Other: (Specify)	\$0			\$0													\$0		
Total Reserve Costs	\$504,838	\$504,838	\$0	\$504,838	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$504,838		

V. 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 - Perm Loan 1st TD	2)Citibank - Tranche B	3)Deferred Developer Fee	4)	5)	6)	7)	8)	9)	10)	11)	12)		70% PVC for New Const/Rehab	30% PVC for Acquisition
CONTINGENCY COSTS																	SUBTOTAL		
Construction Hard Cost Contingency	\$2,159,141	\$2,159,141		\$2,159,141													\$2,159,141	\$2,159,141	
Soft Cost Contingency	\$325,000	\$325,000		\$325,000													\$325,000	\$325,000	
Total Contingency Costs	\$2,484,141	\$2,484,141	\$0	\$2,484,141	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,484,141	\$2,484,141	\$0
OTHER PROJECT COSTS																			
TCAC App/Allocation/Monitoring Fees	\$149,100	\$149,100		\$149,100													\$149,100		
Environmental Audit	\$27,900	\$27,900		\$27,900													\$27,900	\$27,900	
Local Development Impact Fees	\$739,135	\$739,135		\$739,135													\$739,135	\$739,135	
Permit Processing Fees	\$731,116	\$731,116		\$731,116													\$731,116	\$731,116	
Capital Fees	\$0			\$0													\$0		
Marketing	\$107,149	\$107,149		\$107,149													\$107,149		
Furnishings	\$21,900	\$21,900		\$21,900													\$21,900	\$21,900	
Market Study	\$11,000	\$11,000		\$11,000													\$11,000	\$11,000	
Accounting/Reimbursable	\$120,000	\$120,000		\$120,000													\$120,000	\$15,000	
Appraisal Costs	\$0			\$0													\$0		
Other: Site Maintenance, Fencing	\$30,513	\$30,513		\$30,513													\$30,513	\$23,313	
Other: Utilities	\$272,000	\$272,000		\$272,000													\$272,000	\$272,000	
Other: Construction Manager	\$319,000	\$319,000		\$319,000													\$319,000	\$319,000	
Other: (Specify)	\$0			\$0													\$0		
Other: (Specify)	\$0			\$0													\$0		
Total Other Costs	\$2,528,813	\$2,528,813	\$0	\$2,528,813	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,528,813	\$2,160,364	\$0
SUBTOTAL PROJECT COST	\$51,067,581	\$51,067,581	\$0	\$31,846,993	\$9,988,694	\$9,231,894	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,067,581	\$39,236,377	\$0
DEVELOPER COSTS																			
Developer Overhead/Profit	\$2,200,000	\$2,200,000		\$2,155,737			\$44,263										\$2,200,000	\$1,400,000	
Consultant/Processing Agent	\$0			\$0													\$0		
Project Administration	\$0			\$0													\$0		
Broker Fees Paid to a Related Party	\$0			\$0													\$0		
Construction Oversight by Developer	\$0			\$0													\$0		
Other: (Specify)	\$0			\$0													\$0		
Total Developer Costs	\$2,200,000	\$2,200,000	\$0	\$2,155,737	\$0	\$0	\$44,263	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,200,000	\$1,400,000	\$0
TOTAL PROJECT COST	\$53,267,581	\$53,267,581	\$0	\$34,002,730	\$9,988,694	\$9,231,894	\$44,263	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53,267,581	\$40,636,377	\$0
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:	\$0
					\$34,002,730	\$9,988,694	\$9,231,894	\$44,263	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,636,377	\$0

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 104) matches that of Permanent Financing in the Application workbook (Row 107). 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
Consultant Fees
Accountant Fees
Tax Opinion
Other

Total Syndication Costs \$0

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

A. Determination of Eligible and Qualified Basis

Projects w/ building(s) located in DDA/QCT areas & Non-DDA/Non-QCT areas, bifurcate accordingly.

	70% PVC for New Const/ Rehabilitation NON-DDA/ NON-QCT Building(s)		30% PVC for Acquisition NON-DDA/ NON-QCT Building(s)	
Total Eligible Basis:	\$40,636,377	\$0	\$0	\$0
Ineligible Amounts				
Subtract All Grant Proceeds 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:				
Subtract (specify other ineligible amounts):				
Total Ineligible Amounts:	\$0	\$0	\$0	\$0
Total Eligible Basis Voluntarily Excluded:				
Total Basis Reduction:	\$0	\$0	\$0	\$0
Total Requested Unadjusted Eligible Basis:	\$40,636,377	\$0	\$0	\$0
Total Adjusted Threshold Basis Limit:	\$44,389,320			
*QCT or DDA Adjustment:	100%	100%	100%	100%
Total Adjusted Eligible Basis:	\$40,636,377	\$0	\$0	\$0
Applicable Fraction:	100%	100%	100%	100%
Qualified Basis:	\$40,636,377	\$0	\$0	\$0
Total Qualified Basis:	\$40,636,377			

*130% boost if the building(s) 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:	\$40,636,377	\$0
**Applicable Percentage:	9.00%	3.30%
Subtotal Annual Federal Credit:	\$3,657,274	\$0
Total Combined Annual Federal Credit:	\$2,500,000	

**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	\$53,267,581
Permanent Financing	\$19,264,851
Funding Gap	\$34,002,730
Federal Tax Credit Factor	\$0.97000

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	\$35,054,361
Annual Federal Credit Necessary for Feasibility	\$3,505,436
Maximum Annual Federal Credits	\$2,500,000
Equity Raised From Federal Credit	\$24,250,000

Remaining Funding Gap	\$9,752,730
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FUNDING GAP MUST NOT EXCEED ZERO UNLESS REQUESTING STATE CREDITS
If Applying For State Credit Complete Section (D) & (E).

D. Determination of State Credit

	NC/Rehab	Acquisition
State Credit Basis	\$40,636,377	\$0

Rehabilitation or new construction basis only (no acquisition basis), except in rare cases of 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	\$12,190,913	\$0

E. Determination of Minimum State Credit Necessary for Feasibility

State Tax Credit Factor	\$0.80000
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State tax credit factor must be at least \$0.80 for "certified" state credits; at least \$0.79 for self-syndication projects; or at least \$0.70 for all other projects

State Credit Necessary for Feasibility	\$12,190,913
Maximum State Credit	\$12,190,913
Equity Raised from State Credit	\$9,752,730

Remaining Funding Gap	\$0
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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:

Western Community Housing, Affiliates (inc Arminta Meta, LLC) and principals (the "General Partners")

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:

N/A

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.

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:

N/A

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:

The John Stewart Company

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

B. Housing Needs**Maximum 10 Points****Large Family****10 Points**Select one if project is a scattered site acquisition and/or rehabilitation : **N/A**

Total Points for Housing Needs:		10
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C. Site & Service Amenities

C(1) Site Amenities

Maximum 15 Points

Amenities must be appropriate to the tenant population served. The amenity must be in place at the time of application (refer to TCAC regulations and the Checklist for limited exceptions). 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 amenities based upon (i) each site's score, and (ii) the percentage of units represented by each site.**

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, bus 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:

(i)

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. (For item (iv) Rural set-aside projects, points not available for projects with van services. Only available to projects with dial-a-ride service for free or discounted dial-a-ride passes):

Select one: N/A

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:	7
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b) Public Park

- (i) The site is within 1/2 mile of a public park or a community center accessible to the general public (1 mile for Rural set-aside projects). A public park shall not include 1) 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. 2) greenbelts or pocket parks, or 3) open space preserves or biking parkways unless there is a trailhead or designated access point within the specified distance. **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: (i)

Total Points for Public Park Amenity:		3
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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: (i)

Total Points for Public Library Amenity:		3
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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: (ii)

Total Points for Full-Scale Grocery Store/Supermarket or Convenience Market Amenity:		4
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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: (i)

Total Points for Public Elementary, Middle, or High School Amenity:	3
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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: (i)

Total Points for Medical Clinic or Hospital Amenity:	3
-------------------------------------------------------------	----------

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 Highest or High Resources Area:	0
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Total Points for Site Amenities:	25
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Site Amenity Contact List:

Amenity Name: LA County Metropolitan Transportat
Address: One Gateway Plaza
City, Zip: Los Angeles, 90012
Contact Person: Robert Holland
Phone: (213) 922-4438 Ext.:
Amenity Type: Transit Station/Transit Stop
Website: <https://www.metro.net>
Distance in miles: 0.1 miles

Amenity Name: Sun Valley Library
Address: 7935 Vineland Ave.
City, Zip: Sun Valley, 91352
Contact Person: Meredith McGowen
Phone: (818) 764-1338 Ext.:
Amenity Type: Book-Lending Public Library
Website: <https://www.lapl.org/branches/sun-v>
Distance in miles: 0.26 miles

Amenity Name: Food4Less
Address: 8035 Webb Ave.
City, Zip: North Hollywood, 91605
Contact Person: Mike Schlotman
Phone: (513) 762-4000 Ext.:
Amenity Type: Grocery/Farmers' Market
Website: <https://www.food4less.com/stores/d>
Distance in miles: 0.95 miles

Amenity Name: Sun Valley Magnet School
Address: 733 Backman Ave.
City, Zip: Sun Valley, CA 91352
Contact Person: Roberto Lee
Phone: (818) 255-5100 Ext.:
Amenity Type: Public Elementary/Middle/High Scho
Website: <https://sunvalleymys-laUSD-ca.school>
Distance in miles: 0.25 miles

Amenity Name: Stanfred Drugs
Address: 8031 Vineland Ave.
City, Zip: Sun Valley, 91352
Contact Person: Dr. Elizabeth Lara
Phone: (818) 767-3737 Ext.:
Amenity Type: Pharmacy
Website: <https://stores.healthmart.com/stanfr>
Distance in miles: 0.20 miles

Amenity Name: Sun Valley Recreational Center
Address: 8133 Vineland Ave.
City, Zip: Sun Valley, 91352
Contact Person: Michael A. Shull
Phone: (213) 202-2700 Ext.:
Amenity Type: Public Park
Website: <https://www.laparks.org/reccenter/sun->
Distance in miles: 0.26 miles

Amenity Name: Vallarta Supermarkets
Address: 10950 Sherman Way
City, Zip: Burbank, 91505
Contact Person: Enrique Gonzalez, Sr.
Phone: (818) 485-0596 Ext.:
Amenity Type: Grocery/Farmers' Market
Website: <http://www.vallartasupermarkets.com/e>
Distance in miles: 0.85 miles

Amenity Name: Roscoe Elementary School
Address: 10765 Strathern St.
City, Zip: Sun Valley, 91352
Contact Person: Beatriz Smissen
Phone: (818) 767-3018 Ext.:
Amenity Type: Public Elementary/Middle/High School
Website: <https://roscoees-laUSD-ca.schoolloop.c>
Distance in miles: 0.25 miles

Amenity Name: Lara Medical Clinic
Address: 8033 Vineland Ave.
City, Zip: Sun Valley, 91352
Contact Person: Dr. Elizabeth Lara
Phone: (818) 767-1001 Ext.:
Amenity Type: Medical Clinic/Hospital
Website: See TAB 23.6
Distance in miles: 0.20 miles

Amenity Name:
Address:
City, Zip:
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. 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. **Evidence that adequate physical space for services will be provided must be documented within the application.** 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 miles 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.

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.

Proportional Scoring for Services - Projects with less than 75% Special Needs Units: 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 for this paragraph means**, for a project to score the maximum 10 points, 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 or for the non-Special Needs units in a Special Needs Project with less than 75% Special Needs units. Items 7 through 12 are applicable to Special Needs projects with 75% or more Special Needs units or for the Special Needs units in a Special Needs Project with less than 75% Special Needs units. Projects must demonstrate that all tenants will receive appropriate type and level of services.

Proportional Scoring for Services - Scattered Site Projects: An application proposing a project located on multiple scattered sites shall be scored proportionately in the 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. **In addition, scattered site more than 1 mile (1.5 miles for Rural set-aside) from the nearest other site with services must provide services independently.** **Proportional scoring for this paragraph means**, for a project to score the maximum 10 points, each site must independently score 10 points for service amenities.

The application's Service Amenity Sources and Uses Budget page must clearly describe all anticipated income and expenses associated with the services program(s) and must align 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. All organizations providing services for which the project is claiming points must document that they have at least 24 months of experience providing services to the project's target population. **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.**

Large Family, Senior, At-Risk projects, Number of Bedrooms =	171
Special Needs, Number of Bedrooms =	95

Amenities may include, but are not limited to:

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

(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.):		
N/A	Minimum ratio of 1 Full Time Equivalent (FTE) Service Coordinator to 600 bedrooms.	5 points
N/A	Minimum ratio of 1 FTE Service Coordinator to 1,000 bedrooms.	3 points
(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:		
N/A	Minimum ratio of 1 FTE Services Specialist to 600 bedrooms.	5 points
N/A	Minimum ratio of 1 FTE Services Specialist to 1,000 bedrooms.	3 points
(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:		
N/A	Minimum of 84 hours instruction each year (42 hours for small developments*).	7 points
Yes	Minimum of 60 hours instruction each year (30 hours for small developments*).	5 points
N/A	Minimum of 36 hours instruction each year (18 hours for small developments*).	3 points
*small developments = 20 units or less		
(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:		
N/A	Minimum of 100 hours of services per year for each 100 bedrooms.	5 points
N/A	Minimum of 60 hours of services per year for each 100 bedrooms.	3 points
N/A	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. <i>(Only for large family projects or other projects in which at least 25% of Low-Income Units are 3 bedrooms or larger.)</i>	5 points
(6) After school program for school age children. Includes, but is not limited to tutoring, mentoring, homework club, art and recreational activities. <i>(Only for large family projects or other projects in which at least 25% of Low-Income Units are 3 bedrooms or larger):</i>		
Yes	Minimum of 10 hours per week, offered weekdays throughout the school year.	5 points
N/A	Minimum of 6 hours per week, offered weekdays throughout the school year.	3 points
N/A	Minimum of 4 hours per week, offered weekdays throughout the school year.	2 points

b) Special Needs projects:

(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:		
N/A	Minimum ratio of 1 Full Time Equivalent (FTE) Case Manager to 100 bedrooms.	5 points
N/A	Minimum ratio of 1 FTE Case Manager to 160 bedrooms.	3 points
(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:		
N/A	Minimum ratio of 1 FTE Service Coordinator/Other Services Specialist to 360 bedrooms.	5 points
N/A	Minimum ratio of 1 FTE Service Coordinator/Other Services Specialist to 600 bedrooms.	3 points
(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:		
N/A	Minimum of 84 hours of instruction each year (42 hours for small developments*).	5 points
N/A	Minimum of 60 hours of instruction each year (30 hours for small developments).	3 points
N/A	Minimum of 36 hours of instruction each year (18 hours for small developments).	2 points
*small developments = 20 units or less		
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. <i>(Only for large family projects or other projects in which at least 25% of Low-Income Units are 3 bedrooms or larger.)</i>	5 points
(12) After school program for school age children. Includes, but is not limited to tutoring, mentoring, homework club, art and recreational activities. <i>(Only for large family projects or other projects in which at least 25% of Low-Income Units are 3 bedrooms or larger):</i>		
N/A	Minimum of 10 hours per week, offered weekdays throughout the school year.	5 points
N/A	Minimum of 6 hours per week, offered weekdays throughout the school year.	3 points
N/A	Minimum of 4 hours per week, offered weekdays throughout the school year.	2 points

The Service Budget worksheet must be completed.**Total Points for Service Amenities:** 10

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:**

N/A	a. Develop the project in accordance with the minimum requirements with any one of the following programs:	0 Points
	N/A	
Yes	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):	
	<u>Better than the 2016 Standards</u> 12%	5 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)	
	<u>Better than the 2013 Standards</u> N/A	0 Points
OR:	Energy efficiency with renewable energy that provides the following percentages of project tenants' energy loads:	
	<u>Low Rise (1-3 habitable stories)</u> N/A	0 Points
	<u>Multifamily of 4+ habitable stories</u> 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:	0 Points
	N/A	
N/A	b. Rehabilitate to improve energy efficiency; points awarded based on percentage decrease in estimated Time Dependent Valuation energy use post-rehabilitation:	
	<u>Improvement over current:</u>	
	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

D(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
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E. Lowest Income

Maximum 52 Points

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.

Projects electing the "40%/60% Average Income" federal set-aside must choose targeting in 10% increments of Area Median Income (i.e. 20% AMI, 30% AMI, 40% AMI, etc.).

*Available to Rural set-aside projects only.

**60-80% AMI is included as a place-holder and will not receive any points.

	Percent of Area Median Income (AMI)							
	**60-80%	*55%	50%	45%	40%	35%	30%	20%
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	25.0	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) (20% - 55%)*	Percentage of Low-Income Units (before rounding down)	Percent of Low-Income Units (exclusive of manager's units)	Points Earned
45	20	41.28	40	50
	30	0.00	0	0
	35	0.00	0	0
	40	0.00	0	0
	45	0.00	0	0
1	50	0.92	0	0
	0 -Rural only*	0.00	0	0
	0 -Rural only*	0.00	0	0
63	60-80**	57.80	55	0
109	Total Points Requested:			50

E(2) Lowest Income for 10% of Total Low-Income Units at no greater than 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 thirty percent (30%) AMI and agrees to restrict the rents on those units accordingly can receive two additional points. The 30% or less 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 no greater than 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 @ no greater than 30% AMI	Percentage of Low-Income Units (by bedroom size)
5 BR	0	0	0.00%
4 BR	7	1	14.29%
3 BR	39	8	20.51%
2 BR	58	31	53.45%
1 BR	5	5	100.00%
SRO	0	0	0.00%
Total:	109	45	-

Lowest Income for 10% of Total Low-Income Units at 30% AMI Points:	2
---------------------------------------------------------------------------	----------

Total Points for Lowest Income:	52
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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

Yes	(i)	Enforceable financing commitment, as defined in Section 10325(f)(3), for all construction financing
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, are either finally approved or unnecessary

5 Points

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 requirements stated in TCAC Regulation Section 10325(c)(7) within 180 days of the Credit Reservation.

*After preliminary reservation CTCAC will randomly assign a 180 day deadline for half of the projects receiving a Credit Reservation within each round and a 194 day deadline for remaining projects.

If no construction lender is involved, evidence must be submitted by the assigned deadline (180 days or 194 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 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.

Total Points for Readiness to Proceed:	10
-----------------------------------------------	-----------

G. Miscellaneous Federal and State Policies**Maximum 2 Points**

- | | | |
|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Yes | (i) For applicants who agree that the Committee may exchange 1) Federal Tax Credits for State Tax Credits and 2) Exchange State Tax Credits for Federal Tax Credits. Applicants receiving these points agree to make the exchange in a manner that yields equal equity based solely on the tax credit factors stated in the application. | 2 Points |
| 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. | 2 Points |
| N/A | (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. | 2 Points |
| N/A | (iv) Historic Preservation. The project proposes to incorporate historic tax credits. | 1 Point |
| 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. | 2 Points |
| N/A | (vi) Eventual Tenant Ownership. The project proposes to make tax credit units available for eventual tenant ownership. | 1 Point |

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
A(1) General Partner Experience	6	6	
A(2) Management Company Experience	3	3	
B. Housing Needs	10	10	10
C. Site & Service Amenities	25	25	25
C(1) Site Amenities	25	15	
C(2) Service Amenities	10	10	
D. Sustainable Building Methods	5	5	5
E. Lowest Income & 10% of Units Restricted @ 30% AMI	52.0	52.0	52.0
E(1) Lowest Income	50.0	50.0	
E(2) 10% of Units Restricted @ 30% AMI	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:)		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 - HYBRID PROJECT 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 must be excluded from Leveraged Soft Financing. (Exception: If seller carryback financing is a public land loan to a new construction project that is not replacing affordable housing within the footprint of the original development, financing (or portion of financing) may be included in Leveraged Soft Financing. For projects that include both new construction and rehabilitation/affordable housing replacement, the land loan value must be prorated based on eligible units.)

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 the amount 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 the amount 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:

$$\frac{\text{Committed Permanent Leveraged Soft Financing defraying Residential Costs}}{\text{X Size Factor}} + \left(\left(1 - \frac{\text{Requested Unadjusted Eligible Basis}}{\text{Total Residential Project Development Costs}} \right) / 3 \right)$$

LEVERAGED SOFT FINANCING

Capitalized Value of Rent Differentials of Public Rent/operating Subsidies	\$4,458,533
Total donated land value	
Total fee waivers	
List Leveraged Soft Financing excluding donated land and fee waivers:	
Less: Excess Purchase Price Over Appraised Value	\$0
Less: Ineligible Offsites	\$40,000
Total Leveraged Soft Financing excluding donated land and fee waivers	-\$40,000
TOTAL	\$4,418,533

HYBRID PROJECT (NEW CONSTRUCTION)**4% Development Project Costs:**

Residential Project Development Cost	
Commercial Project Development Cost	
Total 4% Project Cost	\$0

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

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
9% Tax Credit Units:	110
Size Factor:	1.30

HYBRID (NEW CONSTRUCTION)

	4% Development Units
Amount of 4% Tax Credit Units:	
Total Tax Credit Units:	110

Bonus for new construction large-family projects in high/higher resource area based on TCAC/HCD Opportunity Area Map (Please see TCAC Regulations 10325(c)(9)(C) for projects excluded):

N/A

FINALTIE BREAKER CALCULATION

Leveraged Soft Financing less commercial proration	\$4,418,533
Leveraged Soft Financing times Size Factor	\$5,744,093

Requested Unadjusted Eligible Basis	\$40,636,377
-------------------------------------	--------------

5,744,093
53,227,581

$$+ \left(\left(1 - \frac{40,636,377}{53,227,581} \right) / 3 \right) = \boxed{0.186767}$$

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

Annual Rental Income Differential for PUBLIC RENT SUBSIDIES:

<u>*Rent Limit Underwriting:</u>
Special Needs Units in Special Needs Projects subject to the 40% average AMI requirement of TCAC regulations section 10325(g)(3)(A), use 30% AMI rent limits
For USDA subsidy only, use the higher of 60% AMI or committed contract rents.
Use 40% AMI for ALL OTHERS

Unit Type	# of Units	<u>*Rent Limit:</u>	Public Subsidy Contract Rent	Calculated Annual Rent
1 bedroom	5	\$727	\$1,384	\$39,408
2 bedroom	23	\$873	\$1,791	\$253,423
3 bedroom	8	\$1,008	\$2,401	\$133,728
4 bedroom	1	\$1,125	\$2,641	\$18,194
2 bedroom	8	\$873	\$1,933	\$101,779
SRO				\$0
Annual Rent Differential for Public Rent Subsidies:				\$546,533

Total Rent Differentials	\$546,533
Less Vacancy	5.0%
Net Rental Income	\$519,206
Available for Debt Service	
@ 1.15 Debt Coverage Ratio:	\$451,484

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

Capitalized Value of Rent Differentials \$4,458,533

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:

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	\$1,528,150	\$1,566,353	\$1,605,512	\$1,645,650	\$1,686,791	\$1,728,961	\$1,772,185	\$1,816,490	\$1,861,902	\$1,908,449	\$1,956,161	\$2,005,065	\$2,055,191	\$2,106,571	\$2,159,235
Less Vacancy	5.00%	-76,407	-78,318	-80,276	-82,282	-84,340	-86,448	-88,609	-90,824	-93,095	-95,422	-97,808	-100,253	-102,760	-105,329	-107,962
Rental Subsidy	1.025	785,858	805,505	825,642	846,284	867,441	889,127	911,355	934,139	957,492	981,429	1,005,965	1,031,114	1,056,892	1,083,314	1,110,397
Less Vacancy	5.00%	-39,293	-40,275	-41,282	-42,314	-43,372	-44,456	-45,568	-46,707	-47,875	-49,071	-50,298	-51,556	-52,845	-54,166	-55,520
Miscellaneous Income	1.025	13,200	13,530	13,868	14,215	14,570	14,935	15,308	15,691	16,083	16,485	16,897	17,320	17,753	18,196	18,651
Less Vacancy	5.00%	-660	-677	-693	-711	-729	-747	-765	-785	-804	-824	-845	-866	-888	-910	-933
Total Revenue		\$2,210,848	\$2,266,119	\$2,322,772	\$2,380,841	\$2,440,362	\$2,501,371	\$2,563,905	\$2,628,003	\$2,693,703	\$2,761,046	\$2,830,072	\$2,900,824	\$2,973,344	\$3,047,678	\$3,123,870
EXPENSES																
Operating Expenses:	1.035															
Administrative		\$55,625	\$57,572	\$59,587	\$61,672	\$63,831	\$66,065	\$68,377	\$70,770	\$73,247	\$75,811	\$78,464	\$81,211	\$84,053	\$86,995	\$90,040
Management	1.030	79,200	\$81,576	\$84,023	\$86,544	\$89,140	\$91,815	\$94,569	\$97,406	\$100,328	\$103,338	\$106,438	\$109,631	\$112,920	\$116,308	\$119,797
Utilities		148,500	153,698	159,077	164,645	170,407	176,371	182,544	188,933	195,546	202,390	209,474	216,806	224,394	232,247	240,376
Payroll & Payroll Taxes		150,000	155,250	160,684	166,308	172,128	178,153	184,388	190,842	197,521	204,435	211,590	218,995	226,660	234,593	242,804
Insurance		28,600	29,601	30,637	31,709	32,819	33,968	35,157	36,387	37,661	38,979	40,343	41,755	43,217	44,729	46,295
Maintenance		129,970	134,519	139,227	144,100	149,144	154,364	159,766	165,358	171,146	177,136	183,336	189,752	196,394	203,267	210,382
Other Operating Expenses (specify):		85,825	88,829	91,938	95,155	98,486	101,933	105,500	109,193	113,015	116,970	121,064	125,301	129,687	134,226	138,924
Total Operating Expenses		\$677,720	\$701,044	\$725,172	\$750,133	\$775,955	\$802,668	\$830,302	\$858,890	\$888,464	\$919,059	\$950,709	\$983,452	\$1,017,324	\$1,052,366	\$1,088,617
Transit Pass/Tenant Internet Expense*	1.035	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Service Amenities	1.035	30,000	31,050	32,137	33,262	34,426	35,631	36,878	38,168	39,504	40,887	42,318	43,799	45,332	46,919	48,561
Replacement Reserve	1.030	27,500	28,325	29,175	30,050	30,951	31,880	32,836	33,822	34,836	35,881	36,958	38,066	39,208	40,385	41,596
Real Estate Taxes	1.020	7,500	7,650	7,803	7,959	8,118	8,281	8,446	8,615	8,787	8,963	9,142	9,325	9,512	9,702	9,896
Other (Specify):	1.035	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (Specify):	1.035	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Expenses		\$742,720	\$768,069	\$794,287	\$821,404	\$849,451	\$878,459	\$908,463	\$939,495	\$971,592	\$1,004,790	\$1,039,127	\$1,074,643	\$1,111,377	\$1,149,372	\$1,188,671
Cash Flow Prior to Debt Service		\$1,468,128	\$1,498,050	\$1,528,485	\$1,559,437	\$1,590,911	\$1,622,912	\$1,655,443	\$1,688,508	\$1,722,111	\$1,756,256	\$1,790,945	\$1,826,181	\$1,861,968	\$1,898,306	\$1,935,199
MUST PAY DEBT SERVICE																
Citibank - Perm Loan 1st TD		663,450	663,450	663,450	663,450	663,450	663,450	663,450	663,450	663,450	663,450	663,450	663,450	663,450	663,450	663,450
Citibank - Tranche B		613,183	613,183	613,183	613,183	613,183	613,183	613,183	613,183	613,183	613,183	613,183	613,183	613,183	613,183	613,183
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Debt Service		\$1,276,633	\$1,276,633	\$1,276,633	\$1,276,633	\$1,276,633	\$1,276,633	\$1,276,633	\$1,276,633	\$1,276,633	\$1,276,633	\$1,276,633	\$1,276,633	\$1,276,633	\$1,276,633	\$1,276,633
Cash Flow After Debt Service		\$191,495	\$221,417	\$251,852	\$282,804	\$314,278	\$346,279	\$378,810	\$411,875	\$445,478	\$479,623	\$514,312	\$549,548	\$585,334	\$621,673	\$658,566
Percent of Gross Revenue		8.23%	9.28%	10.30%	11.28%	12.23%	13.15%	14.04%	14.89%	15.71%	16.50%	17.26%	18.00%	18.70%	19.38%	20.03%
25% Debt Service Test		15.00%	17.34%	19.73%	22.15%	24.62%	27.12%	29.67%	32.26%	34.89%	37.57%	40.29%	43.05%	45.85%	48.70%	51.59%
Debt Coverage Ratio		1.150	1.173	1.197	1.222	1.246	1.271	1.297	1.323	1.349	1.376	1.403	1.430	1.458	1.487	1.516
OTHER FEES**																
GP Partnership Management Fee		\$10,000														
LP Asset Management Fee		7,500														
Incentive Management Fee																
AGP Asset Management Fee		5,000														
Total Other Fees		22,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Remaining Cash Flow		\$168,995	\$221,417	\$251,852	\$282,804	\$314,278	\$346,279	\$378,810	\$411,875	\$445,478	\$479,623	\$514,312	\$549,548	\$585,334	\$621,673	\$658,566
Deferred Developer Fee**		\$44,263	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
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.