



CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2019 COMPETITIVE 4% FEDERAL AND STATE CREDIT APPLICATION
FOR LOW-INCOME HOUSING TAX CREDITS

January 18, 2019 Version

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

APPLICANT: Sutter Community Affordable Housing, a California Nonprofit Public Benefit Corporation

PROJECT NAME: Kristen Court Apartments II

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:

\$298,767 annual Federal Credits, and

\$1,176,961 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: Yes 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 the following stages: for readiness to proceed requirements if applicable; and after the project is placed-in-services.

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 if I am requesting housing type competitive points, 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 that 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, 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 agree that TCAC is not responsible for actions taken by the applicant in reliance on a prospective Tax Credit reservation or allocation.

Dated this ____ day of _____, 2019 at
_____, California

By: _____
(Original Signature)

Brynda Stranix
(Typed or printed name)

President, SCAH
(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 Live Oak		
City Manager:	Joe Aguilar - Interim City Manager *		
Title:	City Manager		
Mailing Address:	9955 Live Oak Blvd.		
City:	Live Oak		
Zip Code:	95953		
Phone Number:	530.695.2112	Ext.	
FAX Number:	530.695.2595		
E-mail:	jaguilar@liveoakcity.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: Preliminary Reservation

Prior application was submitted but not selected? No

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

Has credit previously been awarded? Yes

If re-applying and returning credit, enter the current application number: TCAC # CA - 18 - 715

Is this project a Re-syndication of a current TCAC project? No

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

Project must be comprised of 100% tax credit eligible units to apply.

Is the project is comprised of 100% tax credit eligible units excluding managers' units? Yes

B. Project Information

Project Name: Kristen Court Apartments II

Site Address: 9027 N Street

If address is not established, enter detailed description (i.e. NW corner of 26th and Elm)

City: Live Oak County: Sutter

Zip Code: 95953 Census Tract: 0507.02

Assessor's Parcel Number(s): 06-700-215

Project located in DDA/QCT: No Project is a Scattered Site Project: No

Project is SpNs housing type & State Credits, w/ 130% basis adjustment for buildings in DDA/QCT: No

Project is **Rural** as defined by TCAC Regs. Section 10302(kk): Yes

*Federal Congressional District: 3

*State Assembly District: 3

*State Senate District: 4

*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	\$298,767	\$1,176,961
	(federal)	(state)

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

40%/60%

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

Large Family

If Special Needs housing type, list the percentage of Special Needs Units:

If less than 75% special needs units, specify the standards the non-special needs units will meet:

N/A

F. Geographic Area (Reg. Section 10315(h))

Please select the project's geographic area:

Capital Region: El Dorado, Placer, Sacramento, Sutter, Yuba, and Yolo

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: Sutter Community Affordable Housing, a California Nonprofit Public Benefit
 Street Address: 1455 Butte House Road
 City: Yuba City State: CA Zip Code: 95993
 Contact Person: Brynda Stranix
 Phone: 530.671.0220 Ext.: Fax: 530.673.0775
 Email: bstranix@ysedc.org

C. Legal Status of Applicant:

Nonprofit Organization Parent Company: N/A
 If Other, Specify:

D. General Partner(s) Information

D(1) General Partner Name: TPC Holdings V, LLC Administrative
 Street Address: 430 E. State Street, Suite 100
 City: Eagle State: ID Zip Code: 83616
 Contact Person: Caleb Roope
 Phone: 208.461.0022 Ext.: 3015 Fax: 208.461.3267
 Email: calebr@tpchousing.com
 Nonprofit/For Profit: For Profit Parent Company: N/A

D(2) General Partner Name: Sutter Community Affordable Housing Managing GP
 Street Address: 1455 Butte House Road
 City: Yuba City State: CA Zip Code: 95993
 Contact Person: Brynda Stranix
 Phone: 530.671.0220 Ext.: Fax: 530.673.0775
 Email: bstranix@ysedc.org
 Nonprofit/For Profit: Nonprofit Parent Company: N/A

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

E. General Partner(s) or Principal Owner(s) Type 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: Pacific West Communities, Inc.
 Street Address: 430 E. State Street, Suite 100
 City: Eagle State: ID Zip Code: 83616
 Contact Person: Tony Crowder
 Phone: 208.908.4877 Ext.: Fax: 208.461.3267
 Email: tonyc@tpchousing.com
 Participatory Role: Developer
 (e.g., General Partner, Consultant, etc.)

II. APPLICATION - SECTION 4: DEVELOPMENT TEAM INFORMATION

A. Indicate and List All Development Team Members

Developer:	Pacific West Communities, Inc.	Architect:	Pacific West Architecture
Address:	430 E. State Street, Suite 100	Address:	430 E. State Street, Suite 100
City, State, Zip:	Eagle, ID 83616	City, State, Zip:	Eagle, ID 83616
Contact Person:	Caleb Roope	Contact Person:	Douglas Gibson
Phone:	208.461.0022 Ext.: 3015	Phone:	208.461.0022 Ext.: 3021
Fax:	208.461.3267	Fax:	208.461.0033
Email:	calebr@tpchousing.com	Email:	douglasg@tpchousing.com
Attorney:	Clayton W. McReynolds	General Contractor:	Pacific West Builders, Inc.
Address:	430 E. State Street, Suite 100	Address:	430 E. State Street, Suite 100
City, State, Zip:	Eagle, ID 83616	City, State, Zip:	Eagle, ID 83616
Contact Person:	Clayton W. McReynolds	Contact Person:	Caleb Roope
Phone:	208.908.4861 Ext.:	Phone:	208.461.0022 Ext.: 3015
Fax:	208.461.0033	Fax:	208.461.0033
Email:	clay@cwmmatt.com	Email:	calebr@tpchousing.com
Tax Professional:	Grigg, Bratton & Brash, P.C.	Energy Consultant:	DuctTesters, Inc.
Address:	4487 N. Dresden Place, Ste. 101	Address:	650 N. Wilma Avenue
City, State, Zip:	Boise, ID 83714	City, State, Zip:	Ripon, CA 95366
Contact Person:	Duane Brash	Contact Person:	Dave Hegarty
Phone:	208.375.6490 Ext.:	Phone:	209.579.5000 Ext.:
Fax:	208.375.6593	Fax:	209.522.5001
Email:	duane@gbbaccounting.com	Email:	davehegarty@ducttesters.com
CPA:	Novogradac & Company LLP	Investor:	City Real Estate Advisors, Inc.
Address:	246 First Street	Address:	1500 SW First Avenue, Ste. 1090
City, State, Zip:	San Francisco, CA 94105	City, State, Zip:	Portland, OR 97201
Contact Person:	Jon Adkins	Contact Person:	Brad Bullock
Phone:	415.356.8074 Ext.:	Phone:	503.290.5034 Ext.:
Fax:	415.356.8001	Fax:	
Email:	Jon.Adkins@novoco.com	Email:	bbullock@creallc.com
Consultant	Not Applicable	Market Analyst:	Property Dynamics
Address:		Address:	15408 Main Street #206
City, State, Zip:		City, State, Zip:	Mill Creek, WA 98012
Contact Person:		Contact Person:	Gregory M. Fahey
Phone:	Ext.:	Phone:	425.489.9780 Ext.:
Fax:		Fax:	425.806.0760
Email:		Email:	gmfahey@comcast.net
Appraiser:	Not Applicable	CNA Consultant:	Not Applicable
Address:		Address:	
City, State, Zip:		City, State, Zip:	
Contact Person:		Contact Person:	
Phone:	Ext.:	Phone:	Ext.:
Fax:		Fax:	
Email:		Email:	
Bond Issuer:	California Municipal Finance Auth	Prop. Mgmt. Co.:	Aperto Property Management, Inc
Address:	2111 Palomar Airport Rd, Ste. 320	Address:	23461 South Pointe Dr., Ste. 180
City, State, Zip:	Carlsbad, CA 92011	City, State, Zip:	Laguna Hills, CA 92653
Contact Person:	John P. Stoecker	Contact Person:	Ed Quigley
Phone:	760.930.1221 Ext.:	Phone:	949.873.0160 Ext.:
Fax:	760.683.3390	Fax:	877.657.8741
Email:	jstoecker@cmfa-ca.com	Email:	equigley@apertopm.com

2nd Prop. Mgmt. Co.:	Not Applicable	
Address:		
City, State, Zip:		
Contact Person:		
Phone:		Ext.:
Fax:		
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>No</u>
Rehabilitation-Only	<u>N/A</u>	If yes, will relocation of existing tenants be involved?	<u>N/A</u>
Acquisition & Rehabilitation	<u>N/A</u>	Is this an Adaptive Reuse project?	<u>No</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 - [REDACTED] - [REDACTED] TCAC # CA - [REDACTED] - [REDACTED]

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:	AMG & Associates Retirement Trust	Signatory of Seller:	Alexis Gevorgian
Date of Purchase Contract or Option:	1/9/2017	Purchased from Affiliate:	No
Expiration Date of Option:	5/1/2019	If yes, broker fee amount to affiliate?	
Purchase Price:	\$240,000	Special Assessment(s):	\$2,000
Phone:	818.380.2600	Ext.:	
Holding Costs per Month:	\$0	Historical Property/Site:	No
Real Estate Tax Rate:	0.00%	Total Projected Holding Costs:	\$0
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:	One or Two Story Garden		
Two or More Story With an Elevator:	N/A	if yes, enter number of stories:	
Two or More Story Without an Elevator:	Yes	if yes, enter number of stories:	2
One or More Levels of Subterranean Parking:	N/A		
Other:	(specify here)		

E. Land

E.	Land						Density:
		x	Feet	or	2.03	Acres	88,427 Square Feet
							11.82

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

F. Building Information

Total Number of Buildings: 3 Residential Buildings: 3
 Community Buildings: Commercial/ Retail Space: N/A

If Commercial/ Retail Space, explain: *(include use, size, location, and purpose)*

The project will share a community building already constructed as part of the adjacent Phase I development (Kristen Court Apartments) (CA-15-060).

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

G. Project Unit Number and Square Footage

Total number of units:	24
Total number of non-Tax Credit units (excluding managers' units) (i.e. market rate units):	
Total number of units (excluding managers' units):	24
Total number of Low Income Units:	24
Ratio of Low Income Units to total units (excluding managers' units):	100%
Total square footage of all residential units (excluding managers' units):	22,620
Total square footage of Low Income Units:	22,620
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)):	
Total commercial/ retail space square footage:	
Total common area square footage (including managers' units):	
Total parking structure square footage (excludes car-ports and "tuck under" parking):	
**Total square footage of all project structures (excluding commercial/retail):	22,620

*Must be 100% to apply for State Credits

**equals: "total square footage of all residential units" + "total community room square footage" + "total common space" + "total parking structure square footage")

Total Project Cost per Unit

Total Residential Project Cost per Unit

Total Eligible Basis per Unit

\$400,619
\$400,619
\$377,231

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	N/A
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	Yes

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	N/A	N/A	N/A
NEPA	12/12/2017		12/28/2017
Toxic Report	N/A	N/A	N/A
Soils Report	6/19/2018		6/19/2018
Coastal Commission Approval	N/A	N/A	N/A
Article 34 of State Constitution	N/A	N/A	N/A
Site Plan	1/17/2017		1/17/2017
Conditional Use Permit Approved or Required	N/A	N/A	N/A
Variance Approved or Required	N/A	N/A	N/A
Other Discretionary Reviews and Approvals	1/17/2017		1/17/2017

	Project and Site Information	
Current Land Use Designation	Multi-Family	
Current Zoning and Maximum Density	R-3; 21 du / acre	
Proposed Zoning and Maximum Density	R-3; 21 du / acre	
Occupancy restrictions that run with the land due to CUP's or density bonuses?	No	(if yes, explain here)
Building Height Requirements	3 Stories Maximum	
Required Parking Ratio	2:01	

B. Development Timetable

		Actual or Scheduled		
		Month	/	Year
SITE	Environmental Review Completed	12	/	2017
	Site Acquired	7	/	2019
LOCAL PERMITS	Conditional Use Permit	N/A	/	
	Variance	N/A	/	
	Site Plan Review	1	/	2017
	Grading Permit	7	/	2019
	Building Permit	7	/	2019
CONSTRUCTION FINANCING	Loan Application	1	/	2019
	Enforceable Commitment	2	/	2019
	Closing and Disbursement	7	/	2019
PERMANENT FINANCING	Loan Application	1	/	2019
	Enforceable Commitment	2	/	2019
	Closing and Disbursement	7	/	2021
OTHER LOANS AND GRANTS	Type and Source: City of Live Oak - HOME Loan		/	
	Application	2	/	2017
	Closing or Award	7	/	2019
	Type and Source: AMG & Associates - Land Loan		/	
	Application	1	/	2019
	Closing or Award	7	/	2019
	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	9	/	2019
	Construction Start	7	/	2019
	Construction Completion	7	/	2020
	Placed In Service	7	/	2020
	Occupancy of All Low-Income Units	1	/	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) Rabobank, N.A. - Const. Loan	24	4.000%	\$5,500,000
2) City of Live Oak - HOME Loan	24	3.000%	\$2,500,000
3) AMG & Associates - Land Loan	24	0.000%	\$240,000
4) Pacific West Communities, Inc. - DDF	24	0.000%	\$870,382
5) Pacific West Builders, Inc. - Def. Contra	24	0.000%	\$315,000
6) Live Oak Pacific Assoc II - Def. Costs	N/A	N/A	\$75,386
7) CREA - LIHTC Equity	N/A	N/A	\$114,088
8)			
9)			
10)			
11)			
12)			
Total Funds For Construction:			\$9,614,856

- | | |
|---|---|
| <p>1) Lender/Source Rabobank, N.A. - Const. Loan
 Street Address <u>618 W. Main Street</u>
 City: <u>Visalia, CA 93291</u>
 Contact Name: <u>Sevag Jierian</u>
 Phone Number <u>559.430.3705</u> Ext.: <u></u>
 Type of Financing <u>Construction Loan</u>
 Is the Lender/Source Committed? <u>Yes</u></p> | <p>2) Lender/Source City of Live Oak - HOME Loan
 Street Address <u>9955 Live Oak Blvd.</u>
 City: <u>Live Oak, CA 95953</u>
 Contact Name: <u>Joe Aguilar</u>
 Phone Number <u>530.695.2112</u> Ext.: <u></u>
 Type of Financing <u>HOME Loan</u>
 Is the Lender/Source Committed? <u>Yes</u></p> |
| <p>3) Lender/Source AMG & Associates - Land Loan
 Street Address <u>16501 Ventura Blvd., Suite 400</u>
 City: <u>Encino, CA 91436</u>
 Contact Name: <u>Alexis Gevorgian</u>
 Phone Number <u>818.380.2600</u> Ext.: <u></u>
 Type of Financing <u>Seller Carryback Financing</u>
 Is the Lender/Source Committed? <u>Yes</u></p> | <p>4) Lender/Source Pacific West Communities, Inc. - DDI
 Street Address <u>430 E. State Street, Suite 100</u>
 City: <u>Eagle, ID 83616</u>
 Contact Name: <u>Caleb Roope</u>
 Phone Number <u>208.461.0022</u> Ext.: <u>3015</u>
 Type of Financing <u>Deferred Developer Fee</u>
 Is the Lender/Source Committed? <u>Yes</u></p> |
| <p>5) Lender/Source Pacific West Builders, Inc. - Def. Con
 Street Address <u>430 E. State Street, Suite 100</u>
 City: <u>Eagle, ID 83616</u>
 Contact Name: <u>Caleb Roope</u>
 Phone Number <u>208.461.0022</u> Ext.: <u>3015</u>
 Type of Financing <u>Deferred Contractor Profit</u>
 Is the Lender/Source Committed? <u>Yes</u></p> | <p>6) Lender/Source Live Oak Pacific Assoc II - Def. Costs
 Street Address <u>430 E. State Street, Suite 100</u>
 City: <u>Eagle, ID 83616</u>
 Contact Name: <u>Caleb Roope</u>
 Phone Number <u>208.461.0022</u> Ext.: <u>3015</u>
 Type of Financing <u>Deferred Costs</u>
 Is the Lender/Source Committed? <u>Yes</u></p> |

7) Lender/Source CREA - LIHTC Equity
Street Address 1500 SW First Avenue, Ste. 1090
City: Portland, OR 97201
Contact Name: Brad Bullock
Phone Number 503.290.5034 Ext.:
Type of Financing LIHTC Financing
Is the Lender/Source Committed? Yes

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

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

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

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

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

III. PROJECT FINANCING - SECTION 2: PERMANENT FINANCING

A. Permanent Financing

List Below All Projected Sources Required To Complete Construction

Name of Lender/Source	Term (months)	Interest Rate	Residual Receipts / Deferred Pymt.	Annual Debt Service	Amount of Funds
1) TPC ISI - Perm Loan	480	1.000%		\$13,656	\$450,000
2) City of Live Oak - HOME Loan	660	3.000%	Residual	Varies	\$4,500,000
3) AMG & Associates - Land Loan	660	3.000%	Residual	Varies	\$240,000
4) Pacific West Communities, Inc. - DDF	156	0.000%	Residual	Varies	\$420,000
5) Pacific West Builders, Inc. - Def. Contra	192	0.000%	Residual	Varies	\$315,000
6)					
7)					
8)					
9)					
10)					
11)					
12)					
Total Permanent Financing:					\$5,925,000
Total Tax Credit Equity:					\$3,689,856
Total Sources of Project Funds:					\$9,614,856

- | | |
|---|---|
| <p>1) Lender/Source TPC ISI - Perm Loan
 Street Address <u>430 E. State Street, Suite 100</u>
 City: <u>Eagle, ID 83616</u>
 Contact Name: <u>Mindy Rex</u>
 Phone Number <u>208.461.0022</u> Ext.: <u>3045</u>
 Type of Financing <u>Permanent Loan</u>
 Is the Lender/Source Committed? <u>Yes</u></p> | <p>2) Lender/Source City of Live Oak - HOME Loan
 Street Address <u>9955 Live Oak Blvd.</u>
 City: <u>Live Oak, CA 95953</u>
 Contact Name: <u>Joe Aguilar</u>
 Phone Number <u>530.695.2112</u> Ext.: <u></u>
 Type of Financing <u>HOME Loan</u>
 Is the Lender/Source Committed? <u>Yes</u></p> |
| <p>3) Lender/Source AMG & Associates - Land Loan
 Street Address <u>16501 Ventura Blvd., Suite 400</u>
 City: <u>Encino, CA 91436</u>
 Contact Name: <u>Alexis Gevorgian</u>
 Phone Number <u>818.380.2600</u> Ext.: <u></u>
 Type of Financing <u>Seller Carryback Financing</u>
 Is the Lender/Source Committed? <u>Yes</u></p> | <p>4) Lender/Source Pacific West Communities, Inc. - DDI
 Street Address <u>430 E. State Street, Suite 100</u>
 City: <u>Eagle, ID 83616</u>
 Contact Name: <u>Caleb Roope</u>
 Phone Number <u>208.461.0022</u> Ext.: <u>3015</u>
 Type of Financing <u>Deferred Developer Fee</u>
 Is the Lender/Source Committed? <u>Yes</u></p> |
| <p>5) Lender/Source Pacific West Builders, Inc. - Def. Con
 Street Address <u>430 E. State Street, Suite 100</u>
 City: <u>Eagle, ID 83616</u>
 Contact Name: <u>Caleb Roope</u>
 Phone Number <u>208.461.0022</u> Ext.: <u>3015</u>
 Type of Financing <u>Deferred Contractor Profit</u>
 Is the Lender/Source Committed? <u>Yes</u></p> | <p>6) Lender/Source <u></u>
 Street Address <u></u>
 City: <u></u>
 Contact Name: <u></u>
 Phone Number <u></u> Ext.: <u></u>
 Type of Financing <u></u>
 Is the Lender/Source Committed? <u>No</u></p> |

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

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

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

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

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

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

B. Tax-Exempt Bond Financing

Will project receive tax-exempt bond financing for more than 50% of the aggregate basis of the building(s) (including land) in the project? (IRC Sec. 42(h)(4)):

Yes
No

CDLAC Allocation?

Date application was submitted to CDLAC (Reg. Sections 10317(g)(4), 10326(h)):

1/18/2019

Date of CDLAC application approval, actual or anticipated (Reg. Section 10326(j)(1)):

3/20/2019

Estimated date of Bond Issuance (Reg. Section 10326(e)(2)):

7/1/2019

Percentage of aggregate basis financed by the bonds? (Reg. Section 10326(e)(2)):

59.18%

Name of Bond Issuer (Reg. Section 10326(e)(1)):

California Municipal Finance Auth.

Will project have Credit Enhancement?

No

If Yes, identify the entity providing the Credit Enhancement

Contact Person:

Phone:

Ext.:

What type of enhancement is being provided?

(select one)

(specify here)

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
2 Bedrooms	1	\$318	\$318	\$87	\$405	30%	30.0%
2 Bedrooms	4	\$453	\$1,812	\$87	\$540	40%	40.0%
2 Bedrooms	7	\$588	\$4,116	\$87	\$675	50%	50.0%
3 Bedrooms	2	\$367	\$734	\$101	\$468	30%	30.0%
3 Bedrooms	2	\$523	\$1,046	\$101	\$624	40%	40.0%
3 Bedrooms	8	\$679	\$5,432	\$101	\$780	50%	50.0%
Total # Units:	24	Total:	\$13,458		Average:	45.0%	

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)
Total # Units:		Total:	

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)
Total # Units:		Total:	

Aggregate Monthly Rents For All Units:	\$13,458
Aggregate Annual Rents For All Units:	\$161,496

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

Number of Units Receiving Assistance:	
Length of Contract (years):	
Expiration Date of Contract:	
Total Projected Annual Rental Subsidy:	

E. Miscellaneous Income

Annual Income from Laundry Facilities:	\$2,400
Annual Income from Vending Machines:	\$600
Annual Interest Income:	\$600
Other Annual Income: Late Fees, Application Fees, Etc.	\$1,200
Total Miscellaneous Income:	\$4,800
Total Annual Potential Gross Income:	\$166,296

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:			\$5	\$6		
Water Heating:			\$12	\$14		
Cooking:			\$13	\$14		
Lighting:			\$9	\$11		
Electricity:			\$34	\$40		
Water:*						
Other: Air Conditioning			\$14	\$16		
Total:			\$87	\$101		

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

Name of PHA or California Energy Commission Providing Utility Allowances:

California Utility Allowance Calculator (CUAC) - New Construction

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

G. Annual Residential Operating Expenses

Administrative	Advertising:	\$1,300
	Legal:	\$2,000
	Accounting/Audit:	\$4,000
	Security:	
	Other: Telephone, Office Expenses, Misc. Ad	\$8,770
Total Administrative:		\$16,070

Management	Total Management:	\$9,200
-------------------	--------------------------	---------

Utilities	Fuel:	\$200
	Gas:	\$100
	Electricity:	\$2,600
	Water/Sewer:	\$15,900
	Total Utilities:	\$18,800

Payroll / Payroll Taxes	On-site Manager:	\$11,520
	Maintenance Personnel:	\$5,300
	Other: Payroll Taxes, Workers Comp, Benefit	\$5,340
	Total Payroll / Payroll Taxes:	\$22,160
	Total Insurance:	\$4,800

Maintenance	Painting:	\$1,200
	Repairs:	\$14,700
	Trash Removal:	\$4,600
	Exterminating:	\$700
	Grounds:	\$7,900
	Elevator:	
	Other: Cleaning & Building Supplies	\$9,200
	Total Maintenance:	\$38,300

Other Expenses	Other: Licenses	\$350
	Other: State Tax	\$800
	Other: (specify here)	
	Other: (specify here)	
	Other: (specify here)	
Total Other Expenses:		\$1,150

Total Expenses

Total Annual Residential Operating Expenses:	\$110,480
Total Number of Units in the Project:	24
Total Annual Operating Expenses Per Unit:	\$4,603
Total 3-Month Operating Reserve:	\$36,534
Total Annual Internet Expense (site amenity election):	
Total Annual Services Amenities Budget (from project expenses):	\$8,000
Total Annual Reserve for Replacement:	\$12,000
Total Annual Real Estate Taxes:	\$2,000
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:	

*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.) <u>NOT</u> lender.		Included in Eligible Basis Yes/No	Amount
Tax-Exempt Financing		Yes	\$5,500,000
Taxable Bond Financing		N/A	
HOME Investment Partnership Act (HOME)		Yes	\$4,500,000
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	
FHA Risk Sharing loan?	No	N/A	
State:	(specify here)	N/A	
Local:	(specify here)	N/A	
Private:	(specify here)	N/A	
Other:	Seller Carryback Financing	Yes	\$240,000
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:		Approval Date:	
Source:		Source:	
If Section 8:	(select one)	If Section 8:	(select one)
Percentage:		Percentage:	
Units Subsidized:		Units Subsidized:	
Amount Per Year:		Amount Per Year:	
Total Subsidy:		Total Subsidy:	
Term:		Term:	

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

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

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

III. PROJECT FINANCING - SECTION 5: THRESHOLD BASIS LIMIT

A. Threshold Basis Limit

Unit Size	Unit Basis Limit	No. of Units	(Basis) X (No. of Units)
SRO/STUDIO	\$237,558		
1 Bedroom	\$273,902		
2 Bedrooms	\$330,400	12	\$3,964,800
3 Bedrooms	\$422,912	12	\$5,074,944
4+ Bedrooms	\$471,150		
TOTAL UNITS:		24	
TOTAL UNADJUSTED THRESHOLD BASIS LIMIT:			\$9,039,744
		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): HOME Funds		<input checked="" type="checkbox"/> Yes	\$1,807,949
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="checkbox"/> No	
(b) Plus (+) 7% basis adjustment for new construction projects required to provide parking beneath residential units (not "tuck under" parking) or through construction of an on-site parking structure of two or more levels.		<input type="checkbox"/> No	
(c) Plus (+) 2% basis adjustment for projects where a day care center is part of the development.		<input type="checkbox"/> No	
(d) Plus (+) 2% basis adjustment for projects where 100 percent of the Low-Income Units are for Special Needs populations.		<input type="checkbox"/> No	
(e) Plus (+) up to 10% basis adjustment for projects applying under Section 10325 or Section 10326 of these regulations that include one or more of the features in the section: Item (e) Features.		<input type="checkbox"/> No	
(f) Plus (+) the lesser of the associated costs or up to a 15% basis adjustment for projects requiring seismic upgrading of existing structures, and/or on-site toxic or other environmental mitigation as certified by the project architect or seismic engineer. If Yes, select type: N/A		<input type="checkbox"/> 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 checked="" type="checkbox"/> Yes <small>Please Enter Amount:</small>	\$618,583
(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="checkbox"/> No	
(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; AND (ii) located in a census tract designated on the TCAC/HCD Opportunity Area Map as Highest or High Resource.		<input checked="" type="checkbox"/> Yes	\$903,974
(j) Plus (+) 1% basis adjustment for each 1% of project's Low-Income and Market Rate Units restricted between 35% and 50% of AMI. Rental Units: <input type="text" value="24"/> Total Rental Units @ 50% to 36% of AMI: <input type="text" value="21"/>		<input checked="" type="checkbox"/> Yes	\$7,864,577
(k) Plus (+) 2% basis adjustment for each 1% of project's Low-Income and Market Rate Units restricted at or below 35% of AMI. Rental Units: <input type="text" value="24"/> Total Rental Units @ 35% of AMI or Below: <input type="text" value="3"/>		<input checked="" type="checkbox"/> Yes	\$2,169,539
TOTAL ADJUSTED THRESHOLD BASIS LIMIT:			\$22,404,366

HIGH COST TEST

Total Eligible Basis

\$9,053,547

Percentage of the Adjusted Threshold Basis Limit

73.188%

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)TPC ISI - Perm Loan	2)City of Live Oak - HOME Loan	3)AMG & Associates - Land Loan	4)Pacific West Communities, Inc. - DDF	5)Pacific West Builders, Inc. - Def. Contractor Profit	6)	7)	8)	9)	10)	11)	12)	SUBTOTAL	30% PVC for New Const/Rehab	30% PVC for Acquisition
LAND COST/ACQUISITION																			
¹ Land Cost or Value	\$240,000	\$240,000					\$240,000										\$240,000		
² Demolition																			
Legal																			
Land Lease Rent Prepayment																			
¹ Total Land Cost or Value	\$240,000	\$240,000					\$240,000										\$240,000		
Existing Improvements Cost or Value																			
² Off-Site Improvements																			
Total Acquisition Cost																			
Total Land Cost / Acquisition Cost	\$240,000	\$240,000					\$240,000										\$240,000		
Predevelopment Interest/Holding Cost																			
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)																			
Excess Purchase Price Over Appraisal																			
REHABILITATION																			
Site Work																			
Structures																			
General Requirements																			
Contractor Overhead																			
Contractor Profit																			
Prevailing Wages																			
General Liability Insurance																			
Other: (Specify)																			
Total Rehabilitation Costs																			
Total Relocation Expenses																			
NEW CONSTRUCTION																			
Site Work	\$720,000	\$720,000		\$220,000		\$500,000											\$720,000	\$720,000	
Structures	\$4,708,800	\$4,708,800		\$458,800	\$450,000	\$3,800,000											\$4,708,800	\$4,708,800	
General Requirements	\$325,728	\$325,728		\$325,728													\$325,728	\$325,728	
Contractor Overhead	\$108,576	\$108,576		\$108,576													\$108,576	\$108,576	
Contractor Profit	\$325,728	\$325,728		\$10,728					\$315,000								\$325,728	\$325,728	
Prevailing Wages																			
General Liability Insurance	\$65,000	\$65,000		\$65,000													\$65,000	\$65,000	
Other: (Specify)																			
Total New Construction Costs	\$6,253,832	\$6,253,832		\$1,188,832	\$450,000	\$4,300,000			\$315,000								\$6,253,832	\$6,253,832	
ARCHITECTURAL FEES																			
Design	\$175,000	\$175,000				\$175,000											\$175,000	\$175,000	
Supervision	\$25,000	\$25,000				\$25,000											\$25,000	\$25,000	
Total Architectural Costs	\$200,000	\$200,000				\$200,000											\$200,000	\$200,000	
Total Survey & Engineering	\$145,000	\$145,000		\$145,000													\$145,000	\$145,000	
CONSTRUCTION INTEREST & FEES																			
Construction Loan Interest	\$110,000	\$110,000		\$110,000													\$110,000	\$110,000	
Origination Fee	\$35,750	\$35,750		\$35,750													\$35,750	\$35,750	
Credit Enhancement/Application Fee																			
Bond Premium																			
Cost of Issuance	\$30,000	\$30,000		\$30,000													\$30,000	\$30,000	
Title & Recording	\$30,000	\$30,000		\$30,000													\$30,000	\$30,000	
Taxes	\$20,000	\$20,000		\$20,000													\$20,000	\$20,000	
Insurance	\$65,000	\$65,000		\$65,000													\$65,000	\$65,000	
Other: Lender Costs (Legal, Etc.)	\$60,000	\$60,000		\$60,000													\$60,000	\$60,000	
Other: (Specify)																			
Total Construction Interest & Fees	\$350,750	\$350,750		\$350,750													\$350,750	\$350,750	
PERMANENT FINANCING																			
Loan Origination Fee	\$25,000	\$25,000		\$25,000													\$25,000		
Credit Enhancement/Application Fee	\$15,000	\$15,000		\$15,000													\$15,000		
Title & Recording	\$15,000	\$15,000		\$15,000													\$15,000		
Taxes																			
Insurance																			
Other: Bond Counsel	\$60,000	\$60,000		\$60,000													\$60,000		
Other: Financial Advisor	\$50,000	\$50,000		\$50,000													\$50,000		
Total Permanent Financing Costs	\$165,000	\$165,000		\$165,000													\$165,000		
Subtotals Forward	\$7,354,582	\$7,354,582		\$1,849,582	\$450,000	\$4,500,000	\$240,000		\$315,000								\$7,354,582	\$6,949,582	
LEGAL FEES																			
Lender Legal Paid by Applicant																			
Other: Borrower Attorney	\$70,000	\$70,000		\$70,000													\$70,000	\$70,000	
Total Attorney Costs	\$70,000	\$70,000		\$70,000													\$70,000	\$70,000	
RESERVES																			
Rent Reserves	\$10,000	\$10,000		\$10,000													\$10,000		
Capitalized Rent Reserves																			
Required Capitalized Replacement Reserve																			
3-Month Operating Reserve	\$36,534	\$36,534		\$36,534													\$36,534		
Other: Long-Term Stability Reserve (HOME)	\$28,852	\$28,852		\$28,852													\$28,852		
Total Reserve Costs	\$75,386	\$75,386		\$75,386													\$75,386		

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.

	30% PVC for New Const/ Rehabilitation NON-DDA/ NON-QCT Building(s)		30% PVC for Acquisition NON-DDA/ NON-QCT Building(s)	
Total Eligible Basis:	\$9,053,547			
Ineligible Amounts				
Subtract All Grant Proceeds Used to Finance Costs in Eligible Basis				
Subtract Non-Qualified Non-Recourse Financing:				
Subtract Non-Qualifying Portion of Higher Quality Units:				
Subtract Photovoltaic Credit (as applicable):				
Subtract Historic Credit (residential portion only):				
Subtract (specify other ineligible amounts):				
Subtract (specify other ineligible amounts):				
Total Ineligible Amounts:				
Total Eligible Basis Amount Voluntarily Excluded:				
Total Basis Reduction:				
Total Requested Unadjusted Eligible Basis:	\$9,053,547			
Total Adjusted Threshold Basis Limit:		\$22,404,366		
*QCT or DDA Adjustment:	100%	100%	100%	100%
Total Adjusted Eligible Basis:	\$9,053,547			
Applicable Fraction:	100%	100%	100%	100%
Qualified Basis:	\$9,053,547			
Total Qualified Basis:		\$9,053,547		

*130% boost if the building(s) is/are 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:	\$9,053,547	
**Applicable Percentage:	3.30%	3.30%
Subtotal Annual Federal Credit:	\$298,767	
Total Combined Annual Federal Credit:	\$298,767	

** 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	\$9,614,856
Permanent Financing	\$5,925,000
Funding Gap	\$3,689,856
Federal Tax Credit Factor	\$0.91991

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	\$4,011,114
Annual Federal Credit Necessary for Feasibility	\$401,111
Maximum Annual Federal Credits	\$298,767
Equity Raised From Federal Credit	\$2,748,382

Remaining Funding Gap	\$941,474
------------------------------	-----------

D. Determination of State Credit

	NC/Rehab	Acquisition
State Credit Basis	\$9,053,547	

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

Factor Amount	13%	13%
Maximum Total State Credit	\$1,176,961	\$0

E. Determination of Minimum State Credit Necessary for Feasibility

State Tax Credit Factor	\$0.79992
--------------------------------	-----------

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	\$1,176,961
Maximum State Credit	\$1,176,961
Equity Raised from State Credit	\$941,474

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

VI. POINTS SYSTEM - SECTION 1: THE POINTS SYSTEM

A. General Partner & Management Company Experience

Maximum 9 Points

A(1) General Partner Experience

6 Points

General Partner Name:

TPC Holdings V, LLC

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

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.

Total Points for General Partner Experience:

6

A(2) Management Company Experience

3 Points

Select from the following:

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

Management Company Name:

Aperto Property Management, Inc.

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

Select one: **Large Family Projects**

10 Points

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

Total Points for Housing Needs:

10

C. Site & Service Amenities

C(1) Site Amenities

Maximum 15 Points

Amenities must be appropriate to the tenant population served. 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: (iv)

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:	4
--	----------

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
--	----------

c) Book-Lending Public Library

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

3 Points

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

2 Points

Select one:

N/A

Total Points for Public Library Amenity:	0
---	----------

d) Full-Scale Grocery Store, Supermarket, Neighborhood Market, or Farmers' MarketPlease 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:

(v)

Total Points for Full-Scale Grocery Store/Supermarket or Convenience Market Amenity:	3
---	----------

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
--	----------

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
---	----------

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
--	----------

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).
- (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).

2 Points

1 Point

Select one:

(i)

Total Points for Pharmacy:	2
-----------------------------------	----------

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.
- (ii) **Rural projects 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. Check rural status according to TCAC's Methodology:
(<https://www.treasurer.ca.gov/ctcac/2019/methodology.pdf>)

2 Points

3 Points

Select one:

N/A

Total Points for Internet Service:	0
---	----------

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:

Yes

Total Points for Highest or High Resources Area:	8
---	----------

Total Points for Site Amenities:	26
---	-----------

Site Amenity Contact List:

Amenity Name: Yuba-Sutter Transit Bus Stop
Address: Butte View Estates - Larkin Road
City, Zip: Live Oak, CA 95953
Contact Person: Keith Martin
Phone: 530.742.2877 Ext.:
Amenity Type: Transit Station/Transit Stop
Website: <https://www.yubasuttertransit.com/liv>
Distance in miles: 0.27 Miles

Amenity Name: Power Market (fka Tower Market)
Address: 9811 Live Oak Blvd.
City, Zip: Live Oak, CA 95953
Contact Person: Barry Smith
Phone: 530.695.0585 Ext.:
Amenity Type: Grocery/Farmers' Market
Website: N/A
Distance in miles: 0.73 Miles

Amenity Name: Peach Tree Health - Live Oak Clinic
Address: 9980 Live Oak Blvd.
City, Zip: Live Oak, CA 95953
Contact Person: Greg Stone
Phone: 530.749.3242 Ext.:
Amenity Type: Medical Clinic/Hospital
Website: <https://pickpeach.org/location/peach>
Distance in miles: 0.84 Miles

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

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

Amenity Name: Date Street Park
Address: Date Street, between O Street & P Street
City, Zip: Live Oak, CA 95953
Contact Person: Luis Cibrian
Phone: 530.695.2112 Ext.: 101
Amenity Type: Public Park
Website: www.liveoakcity.org/index.php/departm
Distance in miles: 0.60 Miles

Amenity Name: Live Oak High School
Address: 2351 Pennington Road
City, Zip: Live Oak, CA 95953
Contact Person: Tony Walton
Phone: 530.695.5415 Ext.:
Amenity Type: Public Elementary/Middle/High School
Website: <https://www.lousd.k12.ca.us>
Distance in miles: 0.98 Miles

Amenity Name: Live Oak Pharmacy
Address: 9970 Live Oak Blvd.
City, Zip: Live Oak, CA 95953
Contact Person: Reggie Singh
Phone: 530.695.5100 Ext.:
Amenity Type: Pharmacy
Website: N/A
Distance in miles: 0.83 Miles

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

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

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 =	#REF!
Special Needs, Number of Bedrooms =	#REF!

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.		
Yes	Minimum of 84 hours of instruction each year (42 hours for small developments*).	7 points
N/A	Minimum of 60 hours of instruction each year (30 hours for small developments*).	5 points
N/A	Minimum of 36 hours of 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
Yes	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>		
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

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 spreadsheet 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. THIS APPLICATION MAY CONTAIN ABBREVIATED DESCRIPTIONS OF THE REQUIREMENTS FOR THIS SECTION.**D(1) New Construction and Adaptive Reuse projects select from the following features:**

Yes	a. Develop the project in accordance with the minimum requirements with any one of the following programs: <u>GreenPoint Rated Program</u>	5 Points
N/A	b. ENERGY EFFICIENCY EITHER: Energy efficiency as indicated in Reg. Section 10325(c)(5)(B) beyond the requirements in the 2016 Title 24, Part 6 of the California Building Code (2016 Standards): <u>Better than the 2016 Standards</u> <u>N/A</u>	0 Points
	If the local building department has determined that building permit applications submitted on or before December 31, 2016 are complete, then energy efficiency beyond the requirements in the 2013 Title 24, Part 6 of the California Building Code (2013 Standards) <u>Better than the 2013 Standards</u> <u>N/A</u>	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> <u>N/A</u>	0 Points
	<u>Multifamily of 4+ habitable stories</u> <u>N/A</u>	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: <u>N/A</u>	0 Points
N/A	b. Rehabilitate to improve energy efficiency; points awarded based on percentage decrease in estimated Time Dependent Valuation energy use post-rehabilitation: <u>Improvement over current:</u> <u>N/A</u>	0 Points
N/A	c. Additional rehabilitation project measures (chose one or more of the following three categories): 1. PHOTOVOLTAIC / SOLAR <u>N/A</u>	0 Points
N/A	2. SUSTAINABLE BUILDING MANAGEMENT PRACTICES, INCLUDING BOTH OF THE FOLLOWING: Develop project-specific maintenance manual, including information on all energy and green building features Undertake formal building systems commissioning, retro-commissioning, or re-commissioning	0 Points
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: <u>N/A</u>	0 Points
------------	------------------------------------	-----------------

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

Total Points For Sustainable Building Methods:	5
---	----------

E. Lowest Income

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 Projects Only. Must prove rural status under TCAC's Methodology (See TAB 3 of Checklist Items Worksheet)

**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 Income Targeted Units to Total Tax Credit Units (exclusive of mgr.'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	50.0
	20%		5.0*	10.0	15.0	20.0	25.0	30.0	40.0
	15%		3.8*	7.5	11.3	15.0	18.8	22.5	30.0
10%		2.5*	5.0	7.5	10.0	12.5	15.0	20.0	
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					
	20	0.00	0	0					
3	30	12.50	10	15					
	35	0.00	0	0					
6	40	25.00	25	25					
	45	0.00	0	0					
	50	0.00	0	0					
15	50 -Rural only*	62.50	50	25					
	55 -Rural only*	0.00	0	0					
	60-80**	0.00	0	0					
24	Total Points Requested:			65					

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

A project that agrees to have at least 10% of its Low-Income Units available for tenants with incomes no greater than 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 Tax Credit Units per Bedroom Size	Number of Targeted Tax Credit Units @ 30% AMI	Percentage of Units to Total Units (by bedroom size)
5 BR	0	0	0.00%
4 BR	0	0	0.00%
3 BR	12	2	16.67%
2 BR	12	1	8.33%
1 BR	0	0	0.00%
SRO	0	0	0.00%
Total:	24	3	-

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

Total Points for Lowest Income:	67
--	-----------

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	5 Points
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

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
---	-----------

VI. POINTS SYSTEM - SECTION 2: POINTS SYSTEM SUMMARY

All Projects: Total Possible Points: 111, Minimum Point Threshold: 94

	APPLICANT POINTS	MAXIMUM POINTS	TOTAL POINTS
A. General Partner & Management Company Experience	9	9	9
<i>A(1) General Partner Experience</i>	6	6	
<i>A(2) Management Company Experience</i>	3	3	
B. Housing Needs	10	10	10
C. Site & Service Amenities	25	25	25
<i>C(1) Site Amenities</i>	26	15	
<i>C(2) Service Amenities</i>	10	10	
D. Sustainable Building Methods	5	5	5
E. Lowest Income & 10% of Units Restricted @ 30% AMI	52.0	52.0	52.0
<i>E(1) Lowest Income</i>	65.0	50.0	
<i>E(2) 10% of Units Restricted @ 30% AMI</i>	2	2	
F. Readiness to Proceed	10	10	10
*Negative Points (if any, please enter amount:)		NO MAX	0
Total Points:			111.0

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

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

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

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

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

Seller carryback financing and any portion of a loan from a public seller or related party that is less than or equal to sale proceeds due the seller 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 a positive number for the "Purchase Price Over Appraised Value" under the list of Leveraged Soft Financing below. Purchase Price Over Appraised Value will be automatically excluded from the Total Leveraged Soft Financing.

Ineligible off-site costs must be excluded from both numerators and denominators. Enter 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:

$$\frac{\text{Committed Permanent Leveraged Soft Financing defraying residential costs} \times \text{size factor} \times \text{subsidy percentage factor}}{\text{Total residential project development costs}} + \left(\left(1 - \frac{\text{Requested Unadjusted Eligible Basis}}{\text{Total residential project development costs}} \right) / 3 \right)$$

LEVERAGED SOFT FINANCING

Capitalized Value of Rent Differentials of Public Rent/Operating Subsidies	\$0
Total donated land value	
Total fee waivers	
List leveraged soft financing excluding donated land and fee waivers:	
City of Live Oak - HOME Loan	\$4,500,000
Less: Excess Purchase Price Over Appraised Value	\$0
Less: Ineligible Offsites	
Total Leveraged Soft Financing excluding donated land and fee waivers	\$4,500,000
TOTAL	\$4,500,000

MIXED USE PROJECTS

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

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

0.0%

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

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

SIZE FACTOR CALCULATION

New Construction	Yes
Tax Credit Units:	24
Size Factor:	1.00

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):

Rural project, Census Tract is Highest Resource (10 percentage points)

FINAL TIE BREAKER CALCULATION

Leveraged Soft Financing less commercial proration	\$4,500,000
Leveraged Soft Financing times Size Factor	\$4,500,000

Requested Unadjusted Eligible Basis	\$9,053,547
-------------------------------------	-------------

$$\frac{\$4,500,000}{\$9,614,856} + \left(\left(1 - \frac{\$9,053,547}{\$9,614,856} \right) / 3 \right) = \boxed{58.749\%}$$

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

Annual Rental Income Differential for PUBLIC RENT SUBSIDIES:

*Rent Limit Underwriting:
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	*Rent Limit:	Public Subsidy Contract Rent	Calculated Annual Rent
SRO				\$0
SRO				\$0
SRO				\$0
SRO				\$0
SRO				\$0
SRO				\$0
Annual Rent Differential for Public Rent Subsidies:				\$0

Rent Differentials	\$0
Less Vacancy	5.0%
Net Rental Income	\$0
Available for Debt Service	
@ 1.15 Debt Coverage Ratio:	\$0

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

Capitalized Value of Rent Differentials	\$0
---	-----

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	\$161,496	\$165,533	\$169,672	\$173,914	\$178,261	\$182,718	\$187,286	\$191,968	\$196,767	\$201,686	\$206,729	\$211,897	\$217,194	\$222,624	\$228,190
Less Vacancy	5.00%	-8,075	-8,277	-8,484	-8,696	-8,913	-9,136	-9,364	-9,598	-9,838	-10,084	-10,336	-10,595	-10,860	-11,131	-11,409
Rental Subsidy	1.025	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Less Vacancy	5.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous Income	1.025	4,800	4,920	5,043	5,169	5,298	5,431	5,567	5,706	5,848	5,995	6,144	6,298	6,455	6,617	6,782
Less Vacancy	5.00%	-240	-246	-252	-258	-265	-272	-278	-285	-292	-300	-307	-315	-323	-331	-339
Total Revenue		\$157,981	\$161,931	\$165,979	\$170,128	\$174,382	\$178,741	\$183,210	\$187,790	\$192,485	\$197,297	\$202,229	\$207,285	\$212,467	\$217,779	\$223,223
EXPENSES																
Operating Expenses:	1.035															
Administrative		\$16,070	\$16,632	\$17,215	\$17,817	\$18,441	\$19,086	\$19,754	\$20,446	\$21,161	\$21,902	\$22,668	\$23,462	\$24,283	\$25,133	\$26,012
Management		9,200	9,522	9,855	10,200	10,557	10,927	11,309	11,705	12,115	12,539	12,978	13,432	13,902	14,388	14,892
Utilities		18,800	19,458	20,139	20,844	21,573	22,329	23,110	23,919	24,756	25,622	26,519	27,447	28,408	29,402	30,431
Payroll & Payroll Taxes		22,160	22,936	23,738	24,569	25,429	26,319	27,240	28,194	29,180	30,202	31,259	32,353	33,485	34,657	35,870
Insurance		4,800	4,968	5,142	5,322	5,508	5,701	5,900	6,107	6,321	6,542	6,771	7,008	7,253	7,507	7,770
Maintenance		38,300	39,641	41,028	42,464	43,950	45,488	47,080	48,728	50,434	52,199	54,026	55,917	57,874	59,900	61,996
Licenses & State Tax		1,150	1,190	1,232	1,275	1,320	1,366	1,414	1,463	1,514	1,567	1,622	1,679	1,738	1,799	1,861
Total Operating Expenses		\$110,480	\$114,347	\$118,349	\$122,491	\$126,778	\$131,216	\$135,808	\$140,561	\$145,481	\$150,573	\$155,843	\$161,297	\$166,943	\$172,786	\$178,833
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	8,000	8,280	8,570	8,870	9,180	9,501	9,834	10,178	10,534	10,903	11,285	11,680	12,089	12,512	12,950
Replacement Reserve		12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
Real Estate Taxes	1.020	2,000	2,040	2,081	2,122	2,165	2,208	2,252	2,297	2,343	2,390	2,438	2,487	2,536	2,587	2,639
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		\$132,480	\$136,667	\$141,000	\$145,483	\$150,123	\$154,925	\$159,894	\$165,037	\$170,359	\$175,866	\$181,566	\$187,464	\$193,568	\$199,885	\$206,422
Cash Flow Prior to Debt Service		\$25,501	\$25,264	\$24,979	\$24,645	\$24,258	\$23,816	\$23,315	\$22,753	\$22,126	\$21,431	\$20,664	\$19,821	\$18,899	\$17,894	\$16,801
MUST PAY DEBT SERVICE																
TPC ISI - Perm Loan		13,656	13,656	13,656	13,656	13,656	13,656	13,656	13,656	13,656	13,656	13,656	13,656	13,656	13,656	13,656
			0	0	0	0	0	0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Debt Service		\$13,656	\$13,656	\$13,656	\$13,656	\$13,656	\$13,656	\$13,656	\$13,656	\$13,656	\$13,656	\$13,656	\$13,656	\$13,656	\$13,656	\$13,656
Cash Flow After Debt Service		\$11,845	\$11,608	\$11,323	\$10,989	\$10,602	\$10,160	\$9,659	\$9,097	\$8,470	\$7,775	\$7,008	\$6,165	\$5,243	\$4,238	\$3,145
Percent of Gross Revenue		7.12%	6.81%	6.48%	6.14%	5.78%	5.40%	5.01%	4.60%	4.18%	3.74%	3.29%	2.83%	2.34%	1.85%	1.34%
25% Debt Service Test		86.74%	85.00%	82.92%	80.47%	77.64%	74.40%	70.73%	66.62%	62.02%	56.93%	51.31%	45.15%	38.40%	31.03%	23.03%
Debt Coverage Ratio		1.867	1.850	1.829	1.805	1.776	1.744	1.707	1.666	1.620	1.569	1.513	1.451	1.384	1.310	1.230
OTHER FEES**																
GP Partnership Management Fee		\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400
LP Asset Management Fee																
Incentive Management Fee																
Total Other Fees		2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400
Remaining Cash Flow		\$9,445	\$9,208	\$8,923	\$8,589	\$8,202	\$7,760	\$7,259	\$6,697	\$6,070	\$5,375	\$4,608	\$3,765	\$2,843	\$1,838	\$745
Deferred Developer Fee**		\$9,445	\$9,208	\$8,923	\$8,589	\$8,202	\$7,760	\$7,259	\$6,697	\$6,070	\$5,375	\$4,608	\$3,765	\$2,843	\$1,838	\$745
Residual or Soft Debt Payments**																
City of Live Oak - HOME Loan																
AMG & Associates - Land Loan																

*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.