CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

2020 NON-COMPETITVE 4% TCAC APPLICATION FOR LOW-INCOME HOUSING TAX CREDITS

FEDERAL CREDIT WITH TAX-EXEMPT BONDS, INCLUDING STATE CREDITS ($500M /Farmworker)

(ATTACHMENT 40 FOR CDLAC-TCAC JOINT APPLICATION)

October 30, 2019 Version

II. APPLICATION - SECTION 1: TCAC APPLICANT STATEMENT AND CERTIFICATION

TCAC APPLICANT: Santa Rosa Boyd LP

PROJECT NAME: Boyd Street Family Apartments

PLEASE INCLUDE APPLICATION FEE WITH APPLICATION SUBMISSION

Check Only

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

$848,663 annual Federal Credits
$2,859,614 total State Credits

for the purpose of providing low-income rental housing as herein described. I understand that Credit amount 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: No By selecting "Yes" or "No" in the box immediately before, I hereby make an 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 price will not be less than eighty (80) cents per dollar of credit. I acknowledge that if I elect to sell ("certificate") all or any portion of the state credit, I may, only once, revoke an election to sell at any time before CTCAC issues the Form(s) 3521A for the project.

I agree it is my responsibility to provide TCAC with the original complete application as well as such other informatic 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 certify that the numbers describing project cost, development budget, financing amounts, operating subsidies, unit mix and targeting, and all related application documents are the same as those provided in applications submitted t CDLAC, CalHFA, and HCD, as applicable. I certify that any applications, revisions, or updates provided to TCAC, CDLAC, CalHFA, or HCD will be provided to all other of these state agencies providing financing, tax credits, or subsidies to the project.

I acknowledge that if I receive a reservation of Tax Credits, I will be required to submit requisite documentation at the following stages: updated development timetable under regulation section 10326(j)(4), and the time the project is placed-in-service.

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

I certify that I have read and understand the provisions of Sections 10322(a) through (h) related to application filing deadlines, forms, incomplete applications, and application changes.

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

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 representatio 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 the Low-Income Housing Tax Credit program is not an entitlement program and that my applicat will be evaluated based on the Credit statutes, regulations, and the Qualified Allocation Plan adopted by TCAC whic identify the priorities and other standards which will be employed to evaluate applications.

I acknowledge that an award 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 t 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 or State Tax Credits, I will be required to enter into a regulator contract that 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. The project will at least maintain the installe energy efficiency and sustainability features' quality when replacing systems and materials. When requesting a threshold basis increase for a prevailing wage requirement, if the project is subject to state prevailing wages, I certif that contractors and subcontractors will comply with California Labor Code Section 1725.5. When requesting a threshold basis increase for development impact fees, the impact fee amounts are accurate as of the application da

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 the project's rehabilitation completion.

I understand that any misrepresentation may result in cancellation of Tax Credit reservation, notification of the Inter 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 Co Section 50199.10, and negative points per Regulation Section 10325(c)(3) or under general authority of state law.

I certify that I believe that the project can be completed within the development budget and the development timetal 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 _____, 20___ at

_____, California.

By_____
(Original Signature)

_____
(Typed or printed name)

_____
(Title)

Local Jurisdiction:	City of Santa Rosa
City Manager:	Sean McGlynn
Title:	City Manager
Mailing Address:	100 Santa Rosa Avenue, Rm 10
City:	Santa Rosa, CA
Zip Code:	95404
Phone Number:	707-543-3010 Ext.
FAX Number:	707-543-3030
E-mail:	cmoffice

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

II. APPLICATION - SECTION 2: GENERAL AND SUMMARY INFORMATION

A. Application Type

Application type: Preliminary Reservation
Joint Application? CDLAC-TCAC Joint Application (submitting concurr
Prior application was submitted but not selected? Yes
If yes, enter application number: TCAC # CA - 19 - 032
Has credit previously been awarded?
If re-applying and returning credit, enter the current application numb TCAC # CA - -

Is this project a Re-syndication of a current TCAC project?
If a Resyndication Project, complete the **Resyndication Projects** section below.

B. Project Information

Project Name: Boyd Street Family Apartments
Site Address: 811 boyd Street
If address is not established, enter detailed description (i.e. NW corner of 26th and Elm)

City: Santa Rosa County: Sonoma
Zip Code: 95407 Census Tract: 1531.04
Assessor's Parcel Number(s):

Project is located in a DDA: Yes *Federal Congressional District: 5
Project is located in a Qualified Census Tract: Yes *State Assembly District: 2
Project is a Scattered Site Project: No *State Senate District: 2
Project is **Rural** as defined by TCAC Regulation Section 10302 No
*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

Federal	$848,663	
State	$2,859,614	State Farmworker Credit? No

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

40%/60%

E. Housing Type Selection

Large Family If Special Needs housing, enter number of Special Needs ur
(Note: Housing Type is used to establish operating expense minimums under regulation section 10327(g)(1))

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

Please select the project's geographic area:
Northern Region: Butte, Marin, Napa, Shasta, Solano, and Sonoma C

II. APPLICATION - SECTION 3: APPLICANT INFORMATION

A. Identify TCAC 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:	Yes
Applicant is the project developer and will not be part of the final ownership entity for the proje	N/A

B. TCAC Applicant Contact Information

Applicant Name:	Santa Rosa Boyd LP				
Street Address:	5251 Ericson Way				
City:	Arcata	State:	CA	Zip Code:	95521
Contact Person:	Chris Dart				
Phone:	707-822-9000	Ext.:		Fax:	707-822-9596
Email:	cdart@danco-group.com				

C. Legal Status of Applicant: Limited Partnership — Parent Company: Danco Communities

If Other, Specify:

D. General Partner(s) Information (post-closing GPs):

D(1)

General Partner Name:	Community Revitalization & Development Corporation					Managing GP
Street Address:	635 Parkview Ave					OWNERSHIP
City:	Redding	State:	CA	Zip Code:	90061	INTEREST (%):
Contact Person:	David Rutledge					0.001
Phone:	530-241-6960	Ext.:		Fax:	530-241-7831	
Email:	crdc@shasta.com					
Nonprofit/For Profit:	Nonprofit	Parent Company:	N/A			

D(2)

General Partner Name:*	Johnson & Johnson Investments LLC					Administrative
Street Address:	5251 Ericson Way					OWNERSHIP
City:	Arcata	State:	CA	Zip Code:	95521	INTEREST (%):
Contact Person:	Chris Dart					0.009
Phone:	707-822-9000	Ext.:		Fax:	707-822-9596	
Email:	cdart@danco-group.com					
Nonprofit/For Profit:	For Profit	Parent Company:	None			

D(3)

General Partner Name:						(select one)
Street Address:						OWNERSHIP
City:		State:		Zip Code:		INTEREST (%):
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:	Danco Communities
Street Address:	5251 Ericson Way
City:	Arcata State: CA Zip Code: 95521
Contact Person:	McKenzie Dibble
Phone:	707-822-9000 Ext.: Fax: 707-822-9596
Email:	mdibble@danco-group.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:	Danco Communities	Architect:	Hedgpeth Architects
Address:	5251 Ericson Way	Address:	2321 Bethards Drive
City, State, Zip	Arcata, CA 95521	City, State, Zip:	Santa Rosa, CA 95404
Contact Person:	Chris Dart	Contact Person:	Ingrid Anderson
Phone:	707-822-9000 Ext.:	Phone:	707-523-7010 Ext.:
Fax:	707-822-9596	Fax:	
Email:	cdart@danco-group.com	Email:	ingrid@hedgpetharchitects.com
Attorney:	Spencer Fane LLP	General Contractor:	Danco Builders
Address:	370 Seventh Street, Suite 4800	Address:	5251 Ericson Way
City, State, Zip	Denver, CO 80202	City, State, Zip:	Arcata, CA 95521
Contact Person:	H. Michael Miller	Contact Person:	Chris Dart
Phone:	303-592-8330 Ext.:	Phone:	707-822-9000 Ext.:
Fax:	303-629-7610	Fax:	707-822-9596
Email:	hmmiller@spencerfane.com	Email:	cdart@danco-group.com
Tax Professional:	Bowman & Company LLC	Energy Consultant:	Redwood Energy
Address:	10100 Trinity Parkway, Suite 310	Address:	1887 Q Street
City, State, Zip	Stockton, CA 952119	City, State, Zip:	Arcata, CA 95521
Contact Person:	Daryl Petrick	Contact Person:	Sean Armstrong
Phone:	(209) 473-1040 Ext.:	Phone:	(707) 822-1857 Ext.:
Fax:	(209) 473-9771	Fax:	
Email:	dpetrick@cpabowman.com	Email:	sarmstrongpm@gmail.com
CPA:		Investor:	Raymond James
Address:		Address:	880 Carillon Parkway
City, State, Zip		City, State, Zip:	St. Petersburg, FL 33716
Contact Person:		Contact Person:	Kevin Kilbane
Phone:	Ext.:	Phone:	216-509-1342 Ext.:
Fax:		Fax:	
Email:		Email:	kevin.kilbane@raymondjames.co
Consultant:		Market Analyst:	Laurin Associates
Address:		Address:	1501 Sports Drive
City, State, Zip		City, State, Zip:	Sacramento, CA 96834
Contact Person:		Contact Person:	Stefanie Williams
Phone:	Ext.:	Phone:	916-372-6100 Ext.:
Fax:		Fax:	916-419-6108
Email:		Email:	swilliams@laurinassociates.com
Appraiser:		CNA Consultant:	
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 Autl	Prop. Mgmt. Co.:	Danco Property Management
Address:	2111 Palomar Airport Rd	Address:	5251 Ericson Way
City, State, Zip:	Carlsbad, CA 92011	City, State, Zip:	Arcata, CA 95521
Contact Person:	Anthony Stubbs	Contact Person:	Camilla Yocom
Phone:	760-930-1333 Ext.:	Phone:	707-822-9000 Ext.:
Fax:		Fax:	707-822-9596
Email:	astubbs@cmfa-ca.com	Email:	cyocom@danco-group.com

2nd Prop. Mgmt. Co.	
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): Yes
Rehabilitation-Only: N/A
Acquisition & Rehabilitation: N/A

If yes, will demolition of an existing structure be involved? Yes
If yes, will relocation of existing tenants be involved? No
Is this an Adaptive Reuse project? N/A
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
Acquisition basis is established using: 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: Single family residential/vacant lot/some trees

Resyndication Projects

Current/original TCAC ID: TCAC # CA - - TCAC # CA - -
First year of credit:
Are Transfer Event provisions applicable? See questionnaire on TCAC website. N/A
Is the project currently under a Capital Needs Agreement with TCAC? N/A
If so, has the Short Term Work been completed? N/A See Checklist, Tab 8 for documentation requirements.
Is the project subject to hold harmless rent limits? N/A If yes, see page 18 and Checklist, Tab 8.

C. Purchase Information

Name of Seller:	Survivor's Trust of the Narduzzi Trus	Signatory of Seller:	Survivor's Trust of the N
Seller Principal:	Anna Arntz	Seller Principal:	Anna Arntz
Title:		Title:	
Seller Address:	42 Park Place, Stevensville	MT 59870	
Date of Purchase Contract or Option:	9/6/2019	Purchased from Affiliate:	No
Expiration Date of Option:		If yes, broker fee amount to affiliate?	
Purchase Price:	$1,450,000	Expected escrow closing date:	
Phone:	Ext.:	Historical Property/Site:	No
Holding Costs per Month:		Total Projected Holding Costs:	
Real Estate Tax Rate:		Purchase price over appraisal	
Amount of SOFT perm financing covering the excess purchase price over appraised va			

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: N/A if yes, enter number of stories:
One or More Levels of Subterranean Park: N/A
Other: (specify here)

E. Land **Density:**

_____ **x** _____ Feet or 1.90 Acres 82,764 Square Feet 24.21

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

F. Building Information

Total Number of Buildings: 2 Residential Buildings: 1

Community Buildings: 1 Commercial/ Retail Space: N/A

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

Are Buildings on a Contiguous Site? Yes

If not Contiguous, do buildings meet the requirements of IRC Sec. 42(g)(7)? N/A

Do any buildings have 4 or fewer units? No

If yes, are any of the units to be occupied by the owner or a person related to the owner (IRC Sec. 42(i)(3)(c))? N/A

G. Project Unit Number and Square Footage

Total number of units:	46
Total number of non-Tax Credit Units (i.e. market rate units) (excluding managers' units):	
Total number of units (excluding managers' units):	45
Total number of Low Income Units:	45
Ratio of Low Income Units to total units (excluding managers' units):	100.00%
Total square footage of all residential units (excluding managers' units):	58,215
Total square footage of Low Income Units:	58,215
Ratio of low-income residential to total residential square footage (excluding managers' un	100.00%
Applicable fraction, smaller of unit or square footage ratio (used on "Basis & Credits"):	100.00%
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):	2,975
Total parking structure square footage (excludes car-ports and "tuck under" parking):	
***Total square footage of all project structures** (excluding commercial/retail):	61,190

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

Total Project Cost per Unit	$484,642
Total Residential Project Cost per Unit	$484,642
Total Eligible Basis per Unit	$439,218

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		10
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 with tenants qualifying as two or more of the above (explain):		
For 4% federal applications only:		
Rural area consistent with TCAC methodology		N/A

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

A. Required Approvals Necessary to Begin Construction

	Approval Dates		
	Application Submittal	**Estimated Approval**	**Actual Approval**
Negative Declaration under CEQA			3/4/2019
NEPA			
Toxic Report			
Soils Report			
Coastal Commission Approval			
Article 34 of State Constitution			2/25/2019
Site Plan			
Conditional Use Permit Approved or Require			
Variance Approved or Required			
Other Discretionary Reviews and Approvals			

	Project and Site Information	
Current Land Use Designation	PD96-002	
Current Zoning and Maximum Density	24 units/acre	
Proposed Zoning and Maximum Density	24 units/acre	
Occupancy restrictions that run with the land due to CUP's or density bonuses?	No	(if yes, explain here)
Building Height Requirements		
Required Parking Ratio		

B. Development Timetable

		Actual or Scheduled		
		Month	/	Year
SITE	Environmental Review Completed	3	/	2019
	Site Acquired	3	/	2018
LOCAL PERMITS	Conditional Use Permit	N/A	/	
	Variance	N/A	/	
	Site Plan Review	N/A	/	
	Grading Permit	9	/	2020
	Building Permit	9	/	2020
CONSTRUCTION FINANCING	Loan Application	6	/	2020
	Enforceable Commitment	9	/	2020
	Closing and Disbursement	9	/	2020
PERMANENT FINANCING	Loan Application	6	/	2020
	Enforceable Commitment	6	/	2020
	Closing and Disbursement	9	/	2020
OTHER LOANS AND GRANTS	Type and Source: PWB Conventional	N/A	/	
	Application	6	/	2020
	Closing or Award	9	/	2020
	Type and Source: County of Sonoma	N/A	/	
	Application	1	/	2019
	Closing or Award	1	/	2019
	Type and Source: City Funds	N/A	/	
	Application	2	/	2019
	Closing or Award	2	/	2019
	Type and Source: Solar Equity	N/A	/	
	Application	1	/	2020
	Closing or Award	1	/	2020
	Type and Source: Devleoper Note	N/A	/	
	Application	1	/	2020
	Closing or Award	1	/	2020
	Type and Source: (specify here)	N/A	/	
	Application	N/A	/	
	Closing or Award	N/A	/	
	10% of Costs Incurred	N/A	/	
	Construction Start	N/A	/	
	Construction Completion	N/A	/	
	Placed In Service	N/A	/	
	Occupancy of All Low-Income Units	N/A	/	

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	Fixed/Variable	Amount of Funds
1)	Pacific Western Bank	420	4.650%	(select)	$12,920,000
2)	County Funds	660	3.000%	(select)	$1,500,000
3)	City of Santa Rosa	660	3.000%	(select)	$200,000
4)	Solar Tax Credit Equity			(select)	$24,354
5)	Developer Note			(select)	$2,403,124
6)	Tax Credit Eqity			(select)	$5,246,045
7)				(select)	
8)				(select)	
9)				(select)	
10)				(select)	
11)				(select)	
12)				(select)	
				Total Funds For Construction:	$22,293,523

1) Lender/Source: Pacific Western Bank
Street Address: 130 S. State College Blvd.
City: Brea, CA 92821
Contact Name: Dan Bronfman
Phone Numbe: (925) 386-0760 Ext.:
Type of Financing: Conventional
Variable Rate Index (if applicable):
Is the Lender/Source Committed? Yes

2) Lender/Source: County Funds
Street Address: 1440 Guerneville Rd
City: Santa Rosa, CA 95403-4107
Contact Name: Benjamin Wickham
Phone Numbe: 707-565-7542 Ext.:
Type of Financing: Soft Loan
Variable Rate Index (if applicable):
Is the Lender/Source Committed? Yes

3) Lender/Source: City of Santa Rosa
Street Address: 90 Santa Rosa Avenue
City: Santa Rosa, CA 95404
Contact Name: Frank Kasimov
Phone Numbe: 707-543-3465 Ext.:
Type of Financing: Soft Loan
Is the Lender/Source Committed? Yes

4) Lender/Source: Solar Tax Credit Equity
Street Address: 880 Carillon Parkway
City: St Petersburg, FL
Contact Name: Kevin Kilbane
Phone Numbe: (216) 509-1342 Ext.:
Type of Financing: Equity
Is the Lender/Source Committed? Yes

5) Lender/Source: Developer Note
Street Address: 5251 Ericson Way
City: Arcata, CA 95521
Contact Name: Chris Dart
Phone Numbe: 707-822-9000 Ext.:
Type of Financing: Developer Note
Is the Lender/Source Committed? Yes

6) Lender/Source: Tax Credit Eqity
Street Address: 880 Carillon Parkway
City: St Petersburg, FL
Contact Name: Kevin Kilbane
Phone Numbe: (216) 509-1342 Ext.:
Type of Financing: Equity
Is the Lender/Source Committed? Yes

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

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

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

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

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

12) Lender/Source
Street Address
City:
Contact Name
Phone Numbe 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)	Pacific Western Bank	420	5.250%		$369,923	$5,915,000
2)	City of Santa Rosa	660	3.000%	Residual		$200,000
3)	County Funds	660	3.000%	Residual		$1,500,000
4)	Solar Tax Credit Equity					$110,700
5)	NPLH	360	0.420%		$11,468	$2,730,384
6)	Other Permanent Soft Debt			Residual		$1,000,000
7)	Developer Note - Danco Communities					$773,410
8)						
9)						
10)						
11)						
12)						
					Total Permanent Financing:	$12,229,494
					Total Tax Credit Equity:	$10,064,029
					Total Sources of Project Funds:	$22,293,523

1) Lender/Source: Pacific Western Bank
Street Address: 130 S. State College Blvd.
City: Brea, CA 92821
Contact Name: Dan Bronfman
Phone Numbe: (925) 386-0760 Ext.:
Type of Financing: Conventional
Is the Lender/Source Committed? Yes

2) Lender/Source: City of Santa Rosa
Street Address: 90 Santa Rosa Avenue
City: Santa Rosa, CA 95404
Contact Name: Frank Kasimov
Phone Numbe: 707-543-3465 Ext.:
Type of Financing: Soft loan
Is the Lender/Source Committed? Yes

3) Lender/Source: County Funds
Street Address: 1440 Guerneville Rd
City: Santa Rosa, CA 95403-4107
Contact Name: Benjamin Wickham
Phone Numbe: 707-565-7542 Ext.:
Type of Financing: Soft loan
Is the Lender/Source Committed? Yes

4) Lender/Source: Solar Tax Credit Equity
Street Address: 880 Carillon Parkway
City: St Petersburg, FL
Contact Name: Kevin Kilbane
Phone Numbe: (216) 509-1342 Ext.:
Type of Financing: Equity
Is the Lender/Source Committed? Yes

5) Lender/Source: NPLH
Street Address: 2020 W. El Camino Avenue
City: Sacramento, CA 95833
Contact Name: Doug McCauley
Phone Numbe: 800-952-8356 Ext.:
Type of Financing: Soft Laon
Is the Lender/Source Committed? No

6) Lender/Source: Other Permanent Soft Debt
Street Address:
City:
Contact Name:
Phone Numbe: Ext.:
Type of Financing:
Is the Lender/Source Committed? No

7) Lender/Source: Developer Note - Danco Communiti
Street Address: 5251 Ericson Way
City: Arcata, CA 95521
Contact Name: Chris Dart
Phone Numbe: 707-822-9000 Ext.:
Type of Financing: Developer Note
Is the Lender/Source Committed? Yes

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

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

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

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

12) Lender/Source:
Street Address:
City:
Contact Name:
Phone Numbe: 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
CDLAC Allocation? No
Date application was submitted to CDLAC (Reg. Section 10326(h)): 1/17/2020
Date of CDLAC application approval, actual or anticipated (Reg. Section 10326(j)(1)): 3/18/2020

Estimated date of Bond Issuance (Reg. Section 10326(e)(2)): 6/1/2020
Percentage of aggregate basis financed by the bonds? (Reg. Section 10326(e)(2) 59.53%
Name of Bond Issuer (Reg. Section 10326(e)(1)): California Municipal Finance Authority

Will project have Credit Enhancement? No
If Yes, identify the entity providing the Credit Enhanceme
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 Area Median Income	(h) % of Actual AMI
1 Bedroom	4	$602	$2,408	$5	$607	30%	30.0%
2 Bedrooms	6	$724	$4,344	$5	$729	30%	30.0%
2 Bedrooms	3	$1,210	$3,630	$5	$1,215	50%	50.0%
2 Bedrooms	20	$1,453	$29,060	$5	$1,458	60%	60.0%
3 Bedrooms	2	$1,399	$2,798	$5	$1,404	50%	50.0%
3 Bedrooms	10	$1,680	$16,800	$5	$1,685	60%	60.0%
Total # Units:	45	**Total:**	$59,040		**Average:**	**52.2%**	

Is this a resyndication project using hold harmless rent limits in the above table? N/A
These rents cannot exceed the federal set-aside current tax credit rent limits.
See TCAC Regulation Section 10327(g)(8).

B. Manager Units

State law requires an onsite manager's unit for projects with 16 or more residential units.
TCAC Regulation Section 10326(g)(6) requires projects with at least 161 units to provide a second on-site manager's unit, with one additional for each 80 units beyond, up to 4 on-site manager units.
Scattered site projects of 16 or more units must have at least one manager unit at each site consisting of 16 or more residential 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. See TCAC Regulation Section 10325(f)(7)(J) for details on the requirements for this option.

(a) Bedroom Type(s)	(b) Number of Units	(c) Proposed Monthly Rent (Less Utilities)	(d) Total Monthly Rents (b x c)
2 Bedrooms	1		
Total # Units:	1	**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:	$59,040
Aggregate Annual Rents For All Units:	$708,480

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

Number of Units Receiving Assistance:	10
Length of Contract (years):	20/annual
Expiration Date of Contract:	TBD
Total Projected Annual Rental Subsidy:	

E. Miscellaneous Income

Annual Income from Laundry Facilities:		$23,920
Annual Income from Vending Machines:		
Annual Interest Income:		
Other Annual Income:	(COSR Draw)	$51,806
Total Miscellaneous Income:		$75,726
Total Annual Potential Gross Income:		$784,206

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:						
Water Heating:						
Cooking:						
Lighting:						
Electricity:						
Water:*						
Other: (specify here)		$5	$5	$5		
Total:		$5	$5	$5		

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

Name of PHA or California Energy Commission Providing Utility Allowances:

CUAC

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

G. Annual Residential Operating Expenses

Administrative	Advertising:		$369
	Legal:		$1,499
	Accounting/Audit:		$4,500
	Security:		$25,000
	Other:	(specify here)	$13,538
	Total Administrative:		$44,906
Management	**Total Management:**		$36,620
Utilities	Fuel:		
	Gas:		
	Electricity:		$5,000
	Water/Sewer:		$43,577
	Total Utilities:		$48,577
Payroll / Payroll Taxes	On-site Manager:		$46,137
	Maintenance Personnel:		
	Other:	(specify here)	$3,343
	Total Payroll / Payroll Taxes:		$49,480
	Total Insurance:		$16,272

Maintenance

Painting:		$9,484
Repairs:		$20,184
Trash Removal:		$12,903
Exterminating:		
Grounds:		$7,374
Elevator:		
Other:	(specify here)	
Total Maintenance:		$49,945

Other Operating Expenses

Other:	(specify here)	
Other:	(specify here)	
Other:	(specify here)	
Other:	(specify here)	
Other:	(specify here)	
Total Other Expenses:		

Total Expenses

Total Annual Residential Operating Expenses:	$245,800
Total Number of Units in the Project:	46
Total Annual Operating Expenses Per Unit:	$5,343
Total 3-Month Operating Reserve:	$172,548
Total Annual Transit Pass / Internet Expense (site amenity election):	
Total Annual Services Amenities Budget (from project expenses):	$40,800
Total Annual Reserve for Replacement:	$22,500
Total Annual Real Estate Taxes:	
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 Servic	
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 portior and commercial income should not support the residential portion (Sections 10322(h)(15), (23); 10327(g)(7)).

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

A. Inclusion/Exclusion From Eligible Basis

Funding Sources If lender is not funding source, list source (HOME, CDBG, etc.) NOT lender.		Included in Eligible Basis Yes/No	Amount
Tax-Exempt Financing		Yes	$12,920,000
Taxable Bond Financing		N/A	
HOME Investment Partnership Act (HOME)		N/A	
Community Development Block Grant (CDBG)		N/A	
RHS 514		N/A	
RHS 515		N/A	
RHS 516		N/A	
RHS 538		N/A	
HOPE VI		N/A	
McKinney-Vento Homeless Assistance Program		N/A	
MIP		N/A	
MHSA		N/A	
MHP		N/A	
National Housing Trust Fund (HTF)		N/A	
Qualified Opportunity Zone Investment		N/A	
FHA Risk Sharing loan?	No	N/A	
State:	Other Permanent Soft Debt	N/A	$1,000,000
Local:	County Funds	Yes	$1,500,000
Other:	City funds	Yes	$200,000
Other:	(NPLH)	Yes	$2,730,384

B. Rental Subsidy Anticipated

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

Approval Date:	
Source:	H COSR
If Section 8:	(select one)
Percentage:	22%
Units Subsidized:	10
Amount Per Year:	See COSR
Total Subsidy:	on 15 Year Proforma
Term:	20

Approval Date:	
Source:	
If Section 8:	(select one)
Percentage:	
Units Subsidized:	
Amount Per Year:	
Total Subsidy:	
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	$312,334		
1 Bedroom	$360,118	4	$1,440,472
2 Bedrooms	$434,400	30	$13,032,000
3 Bedrooms	$556,032	12	$6,672,384
4+ Bedrooms	$619,454		
	TOTAL UNITS:	46	
	TOTAL UNADJUSTED THRESHOLD BASIS LIMIT:		**$21,144,856**

		Yes/No	
(a)	**Plus (+) 20% basis adjustment - Prevailing Wages** 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):	No	
	Plus (+) 5% basis adjustment For projects that certify that (1) they are subject to a project labor agreement within the meaning of Section 2500(b)(1) of the Public Contract Code, or (2) they will use a skilled and trained workforce as defined by Section 25536.7 of the Health and Safety Code to perform all onsite work within an apprenticeable occupation in the building and construction trades.	No	
(b)	**Plus (+) 7% basis adjustment - Parking (New Construction)** For new construction projects required to provide parking beneath residential units (not "tuck under" parking) or through construction of an on-site parking structure of two or more levels.	No	
(c)	**Plus (+) 2% basis adjustment - Daycare** For projects where a day care center is part of the development.	No	
(d)	**Plus (+) 2% basis adjustment - 100% Special Needs** For projects where 100 percent of the Low-Income Units are for Special Needs populations.	No	
(e)	**Plus (+) up to 10% basis adjustment - ITEM (e) Features** For projects applying under Section 10325 or Section 10326 of these regulations that include one or more of the energy efficiency/resource conservation/indoor air quality items	Yes	$845,794
(f)	**Plus (+) the lesser of the associated costs or up to a 15% basis adjustment - Seismic upgrading / Environmental** For projects requiring seismic upgrading of existing structures, and/or on-site toxic or other environmental mitigation as certified by the project architect or seismic engineer. *If Yes, select type:* N/A	No	

(g)	**Plus (+) Local Development Impact Fees** Local development impact fees required to be paid to local government entities. Certification from local entities assessing fees also required. **WAIVED IMPACT FEES ARE INELIGIBLE.**	Yes Please Enter Amount:	$1,005,344
(h)	**Plus (+) 10% basis adjustment - Elevator** For projects wherein at least 95% of the project's upper floor units are serviced by an elevator.	No	
(i)	**Plus (+) 10% basis adjustment - High Opportunity Area** 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.	No	
(j)	**Plus (+) 1% basis adjustment - 50%AMI to 36%AMI Units** For each 1% of project's Low-Income and Market Rate Units restricted between 36% and 50% of AMI. Rental Units: 45 Total Rental Units @ 50% to 36% of AMI: 5	Yes	$2,325,934
(k)	**Plus (+) 2% basis adjustment - At or below 35%AMI Units.** For each 1% of project's Low-Income and Market Rate Units restricted at or below 35% of AMI. Rental Units: 45 Total Rental Units @ 35% of AMI or Below: 10	Yes	$9,303,737
	TOTAL ADJUSTED THRESHOLD BASIS LIMIT:		**$34,625,665**

ITEM (e) Features

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

N/A 1 Project shall have onsite renewable generation estimated to produce 50% or more of annual tenant electricity use. If combined available roof area is insufficient, project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area. A project not availing itself of the 90% roof area exception may also receive an increase under paragraph (2) only if the renewable generation used to calculate each basis increase does not overlap. Threshold Basis Limit increase of 5%.

N/A 2 Project shall have onsite renewable generation estimated to produce 75% or more of annual common area electricity use. If combined available roof area is insufficient, project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area. A project not availing itself of the 90% roof area exception may also receive an increase under paragraph (1) only if the renewable generation used to calculate each basis increase does not overlap. Threshold Basis Limit increase of 2%.

Yes 3 Newly constructed project buildings shall be more energy efficient than 2019 Energy Efficiency Standards (CA Code of Regulations, Title 24, Part 6) by at least 5, EDR points for energy efficiency alone
(not counting solar); except that if the local department has determined that building permit applications submitted on or before December 31, 2019 are complete, then newly constructed project buildings shall be 15% or more energy efficiency than the 2016 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 (excluding water used for community gardens), or irrigate with reclaimed water, greywater, or rainwater in an amount that annually equals or exceeds 20,000 gallons or 300 gallons per unit, whichever is less.
Threshold Basis Limit increase 1%.

N/A 6 Community gardens of at least 60 square feet per unit. Permanent site improvements that provide a viable growing space within the project. Threshold Basis Limit increase 1%.

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)Pacific Western Bank	2)City of Santa Rosa	3)County Funds	4)Solar Tax Credit Equity	5)NPLH	6)Other Permanent Soft Debt	7)Developer Note - Danco Communities	8)	9)	10)	11)	12)	SUBTOTAL	30% PVC for New Const/Rehab	30% PVC for Acquisition
LAND COST/ACQUISITION																			
Land Cost or Value	$1,450,000	$1,450,000					$1,450,000										$1,450,000		
Demolition	$50,000	$50,000		$50,000													$50,000		
Legal																			
Land Lease Rent Prepayment																			
Total Land Cost or Value	$1,500,000	$1,500,000		$50,000			$1,450,000										$1,500,000		
Existing Improvements Value																			
Off-Site Improvements																			
Total Acquisition Cost																			
Total Land Cost / Acquisition Cost	$1,500,000	$1,500,000		$50,000			$1,450,000										$1,500,000		
Predevelopment Interest/Holding Cost	$100,000	$100,000		$100,000													$100,000		
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)																			
Excess Purchase Price Over Appraisal																			
REHABILITATION																			
Site Work																			
Structures																			
General Requirements																			
Contractor Overhead																			
Contractor Profit																			
Prevailing Wages																			
General Liability Insurance																			
Other: (Specify)																			
Total Rehabilitation Costs																			
Total Relocation Expenses																			
NEW CONSTRUCTION																			
Site Work	$1,633,796	$1,633,796		$1,633,796													$1,633,796	$1,633,796	
Structures	$10,249,812	$10,249,812		$2,006,276	$5,915,000	$200,000	$50,000	$110,700	$1,967,836								$10,249,812	$10,249,812	
General Requirements	$309,905	$309,905		$309,905													$309,905	$309,905	
Contractor Overhead	$243,870	$243,870		$243,870													$243,870	$243,870	
Contractor Profit	$1,145,235	$1,145,235		$1,145,235													$1,145,235	$1,145,235	
Prevailing Wages																			
General Liability Insurance	$179,232	$179,232		$179,232													$179,232	$179,232	
Relocation	$56,905	$56,905		$56,905													$56,905		
Total New Construction Costs	$13,818,755	$13,818,755		$5,575,219	$5,915,000	$200,000	$50,000	$110,700	$1,967,836								$13,818,755	**$13,761,850**	
ARCHITECTURAL FEES																			
Design	$535,000	$535,000		$535,000													$535,000	$535,000	
Supervision	$115,000	$115,000		$115,000													$115,000	$115,000	
Total Architectural Costs	$650,000	$650,000		$650,000													$650,000	**$650,000**	
Total Survey & Engineering	$200,000	$200,000		$200,000													$200,000	$200,000	
CONSTRUCTION INTEREST & FEES																			
Construction Loan Interest	$493,921	$493,921		$493,921													$493,921	$493,921	
Origination Fee	$117,200	$117,200		$117,200													$117,200	$117,200	
Credit Enhancement/Application Fee	$65,000	$65,000		$65,000													$65,000	$65,000	
Bond Premium																			
Cost of Issuance	$161,407	$161,407		$161,407													$161,407		
Title & Recording	$50,000	$50,000		$50,000													$50,000	$50,000	
Taxes	$29,000	$29,000		$29,000													$29,000	$29,000	
Insurance																			
Inspection Fees	$20,000	$20,000		$20,000													$20,000	$20,000	
Other: (Specify)																			
Total Construction Interest & Fees	**$936,528**	**$936,528**		**$936,528**													$936,528	**$775,121**	
PERMANENT FINANCING																			
Loan Origination Fee																			
Credit Enhancement/Application Fee																			
Title & Recording	$5,000	$5,000		$5,000													$5,000		
Taxes																			
Insurance																			
Legal	$10,000	$10,000		$10,000													$10,000		
Other: (Specify)																			
Total Permanent Financing Costs	$15,000	$15,000		$15,000													$15,000		
Subtotals Forward	$17,220,283	$17,220,283		$7,526,747	$5,915,000	$200,000	$1,500,000	$110,700	$1,967,836								$17,220,283	$15,386,971	
LEGAL FEES																			
Lender Legal Paid by Applicant	$65,000	$65,000		$65,000													$65,000	$65,000	
Borrowers Attorney	$55,000	$55,000		$55,000													$55,000	$55,000	
Total Attorney Costs	$120,000	$120,000		$120,000													$120,000	**$120,000**	

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)Pacific Western Bank	2)City of Santa Rosa	3)County Funds	4)Solar Tax Credit Equity	5)NPLH	6)Other Permanent Soft Debt	7)Developer Note - Danco Communities	8)	9)	10)	11)	12)	SUBTOTAL	30% PVC for New Const/Rehab	30% PVC for Acquisition
RESERVES																			
Rent Reserves																			
Capitalized Rent Reserves																			
Required Capitalized Replacement Reserve																			
3-Month Operating Reserve	$172,548	$172,548							$172,548								$172,548		
Other: (Specify)																			
Total Reserve Costs	$172,548	$172,548							$172,548								$172,548		
CONTINGENCY COSTS																			
Construction Hard Cost Contingency	$690,938	$690,938		$690,938													$690,938	$690,938	
Soft Cost Contingency	$131,107	$131,107		$131,107													$131,107	$131,107	
Total Contingency Costs	$822,045	$822,045		$822,045													$822,045	$822,045	
OTHER PROJECT COSTS																			
TCAC App/Allocation/Monitoring Fees	$28,617	$28,617		$28,617													$28,617		
Environmental Audit	$10,000	$10,000		$10,000													$10,000	$10,000	
Local Development Impact Fees	$1,005,344	$1,005,344		$1,005,344													$1,005,344	$1,005,344	
Permit Processing Fees	$271,562	$271,562		$271,562													$271,562	$271,562	
Capital Fees																			
Marketing	$20,000	$20,000		$20,000													$20,000		
Furnishings	$50,000	$50,000		$50,000													$50,000	$50,000	
Market Study	$10,000	$10,000		$10,000													$10,000	$10,000	
Accounting/Reimbursables	$45,000	$45,000		$45,000													$45,000	$45,000	
Appraisal Costs	$10,000	$10,000		$10,000													$10,000	$10,000	
Legal/Advisory	$70,000	$70,000		$70,000													$70,000	$70,000	
Due Diligence	$35,000	$35,000		$35,000													$35,000		
Other: (Specify)																			
Other: (Specify)																			
Other: (Specify)																			
Total Other Costs	$1,555,523	$1,555,523		$1,555,523													$1,555,523	**$1,471,906**	
SUBTOTAL PROJECT COST	$19,890,399	$19,890,399		$10,024,315	$5,915,000	$200,000	$1,500,000	$110,700	$2,140,384								$19,890,399	$17,800,922	
DEVELOPER COSTS																			
Developer Overhead/Profit	$2,371,124	$2,371,124		$7,714					$590,000	$1,000,000	$773,410						$2,371,124	$2,371,124	
Consultant/Processing Agent	$32,000	$32,000		$32,000													$32,000	$32,000	
Project Administration																			
Broker Fees Paid to a Related Party																			
Construction Oversight by Developer																			
Other: (Specify)																			
Total Developer Costs	$2,403,124	$2,403,124		$39,714					$590,000	$1,000,000	$773,410						$2,403,124	**$2,403,124**	
TOTAL PROJECT COSTS	**$22,293,523**	**$22,293,523**		**$10,064,029**	**$5,915,000**	**$200,000**	**$1,500,000**	**$110,700**	**$2,730,384**	**$1,000,000**	**$773,410**						$22,293,523	**$20,204,046**	
Note: Syndication Costs shall NOT be included as a project cost.																	**Bridge Loan Expense During Construction:**		
Calculate Maximum Developer Fee using the eligible basis subtotals.																	**Total Eligible Basis:**	**$20,204,046**	
DOUBLE CHECK AGAINST PERMANENT FINANCING TOTALS:				10,064,029	5,915,000	200,000	1,500,000	110,700	2,730,384	1,000,000	773,410								

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

Required: evidence of land value (see Tab 1). Land value must be included in Total Project Cost and Sources and Uses Budget (includes donated or leased land).
Except for non-competitive projects with donated land, TCAC will not accept a budget with a nominal land value. Please refer to the TCAC website for additional information and guidance.

Note: The conditional formatting embedded in this Sources and Uses Budget workbook tests only for mathematical errors, i.e. whether sum total of Sources (Column R) matches Total Project Cost (Column B) and whether each source listed in the Sources and Uses Budget workbook (Row 105) matches that of Permanent Financing in the Application workbook (Row 108).
The conditional formatting does NOT test for any regulatory threshold or feasibility requirements.
Applicants are advised to conduct their own due diligence and not rely upon the conditional formatting in this workbook.

FOR PLACED IN SERVICE APPLICATION SUBMISSIONS:

SYNDICATION (Investor & General Partner)

Organizational Fee
Bridge Loan Fees/Exp.
Legal Fees
Consultant Fees
Accountant Fees
Tax Opinion
Other

Total Syndication Costs

CERTIFICATION BY OWNER:

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

Signature of Owner/General Partner

Date

Printed Name of Signatory

Title of Signatory

CERTIFICATION OF CPA/TAX PROFESSIONAL:

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

Signature of Project CPA/Tax Professional

Date

V. BASIS AND CREDITS : 4% FEDERAL AND STATE CREDIT

V. BASIS AND CREDITS : 4% FEDERAL AND STATE CREDIT

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 DDA/QCT Building(s)	30% PVC for New Const/ Rehabilitation NON-DDA/ NON-QCT Building(s)	30% PVC for Acquisition DDA/QCT Building(s)	30% PVC for Acquisition NON-DDA/ NON-QCT Building(s)
Total Eligible Basis:	$20,204,046			
Ineligible Amounts				
Subtract All Grant Proceeds Used to Finance Costs in Eligible Bas				
Subtract Non-Qualified Non-Recourse Financing:				
Subtract Non-Qualifying Portion of Higher Quality Units:				
Subtract Photovoltaic Credit (as applicable):	$55,350			
Subtract Historic Credit (residential portion only):				
Subtract (specify other ineligible amounts):				
Subtract (specify other ineligible amounts):				
Total Ineligible Amounts:	$55,350			
***Total Eligible Basis Amount Voluntarily Excluded:**				
Total Basis Reduction:	($55,350)			
Total Requested Unadjusted Eligible Basis:	$20,148,696			
Total Adjusted Threshold Basis Limit:	$34,625,665			
**QCT or DDA Adjustment:	130%	100%	100%	100%
Total Adjusted Eligible Basis:	$26,193,305			
Applicable Fraction:	100%	100%	100%	100%
Qualified Basis:	$26,193,305			
Total Qualified Basis:	$26,193,305			

*Voluntary exclusions of eligible basis should be made from rehabilitation eligible basis.

**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:	$26,193,305	
***Applicable Percentage:**	3.24%	3.21%
Subtotal Annual Federal Credit:	$848,663	
Total Combined Annual Federal Credit:	$848,663	

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

Federal Credit

C. Determination of Minimum Federal Credit Necessary For Feasibility

Total Project Cost	$22,293,523
Permanent Financing	$12,229,494
Funding Gap	$10,064,029
Federal Tax Credit Factor	$0.95000

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	$10,593,715
Annual Federal Credit Necessary for Feasibility	$1,059,372
Maximum Annual Federal Credits	$848,663
Equity Raised From Federal Credit	$8,062,299
Remaining Funding Gap	$2,001,730

$500M State Credit

D. Determination of State Credit

	NC/Rehab	Acquisition
State Credit Basis	$20,148,696	
Factor Amount	30%	30%
Maximum Total State Credit	$6,044,609	$0

New construction or rehabilitation basis only;
No acquisition basis except for At-Risk projects eligible for State Credit

E. Determination of Minimum State Credit Necessary for Feasibility

State Tax Credit Factor	$0.70000

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	$2,859,614
Maximum State Credit	$2,859,614
Equity Raised from State Credit	$2,001,730
Remaining Funding Gap	$0

FUNDING GAP MUST NOT EXCEED ZERO

Ranking - $500M State Credit Applications

F. Ranking System for $500M State Credit Applications

State Tax Credit per Tax Credit Unit	**$62,165.52**
Tax Credit Unit per State Tax Credit	**0.0000160861**

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	$708,480	$726,192	$744,347	$762,955	$782,029	$801,580	$821,620	$842,160	$863,214	$884,794	$906,914	$929,587	$952,827	$976,648	$1,001,064
Less Vacancy	5.00%	-35,424	-36,310	-37,217	-38,148	-39,101	-40,079	-41,081	-42,108	-43,161	-44,240	-45,346	-46,479	-47,641	-48,832	-50,053
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 (Includes COS	1.025	23,920	24,518	25,131	25,759	26,403	27,063	27,740	28,433	29,144	29,873	30,620	31,385	32,170	32,974	33,798
Less Vacancy	5.00%	-1,196	-1,226	-1,257	-1,288	-1,320	-1,353	-1,387	-1,422	-1,457	-1,494	-1,531	-1,569	-1,608	-1,649	-1,690
(COSR Draw)		51,806	51,806	51,806	51,806	51,806	51,806	51,806	51,806	51,806	51,806	51,806	51,806	51,806	51,806	51,806
Total Revenue		**$747,586**	**$764,981**	**$782,810**	**$801,085**	**$819,817**	**$839,017**	**$858,697**	**$878,870**	**$899,546**	**$920,740**	**$942,463**	**$964,730**	**$987,553**	**$1,010,946**	**$1,034,925**
EXPENSES																
Operating Expenses:	1.035															
Administrative		$44,906	$46,478	$48,104	$49,788	$51,531	$53,334	$55,201	$57,133	$59,133	$61,202	$63,344	$65,561	$67,856	$70,231	$72,689
Management		36,620	37,902	39,228	40,601	42,022	43,493	45,015	46,591	48,222	49,909	51,656	53,464	55,335	57,272	59,277
Utilities		48,577	50,277	52,037	53,858	55,743	57,694	59,714	61,804	63,967	66,205	68,523	70,921	73,403	75,972	78,631
Payroll & Payroll Taxes		49,480	51,212	53,004	54,859	56,779	58,767	60,824	62,952	65,156	67,436	69,796	72,239	74,768	77,385	80,093
Insurance		16,272	16,842	17,431	18,041	18,672	19,326	20,002	20,703	21,427	22,177	22,953	23,757	24,588	25,449	26,339
Maintenance		49,945	51,693	53,502	55,375	57,313	59,319	61,395	63,544	65,768	68,070	70,452	72,918	75,470	78,112	80,846
Other Operating Expenses (specify):		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Operating Expenses		**$245,800**	**$254,403**	**$263,307**	**$272,523**	**$282,061**	**$291,933**	**$302,151**	**$312,726**	**$323,672**	**$335,000**	**$346,725**	**$358,861**	**$371,421**	**$384,420**	**$397,875**
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	40,800	42,228	43,706	45,236	46,819	48,458	50,154	51,909	53,726	55,606	57,552	59,567	61,652	63,809	66,043
Replacement Reserve		22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500
Real Estate Taxes	1.020	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
Other (Specify):	1.035	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Expenses		**$309,100**	**$319,131**	**$329,513**	**$340,259**	**$351,380**	**$362,891**	**$374,805**	**$387,135**	**$399,897**	**$413,106**	**$426,778**	**$440,927**	**$455,572**	**$470,730**	**$486,418**
Cash Flow Prior to Debt Service		**$438,486**	**$445,850**	**$453,297**	**$460,826**	**$468,437**	**$476,126**	**$483,893**	**$491,735**	**$499,649**	**$507,633**	**$515,686**	**$523,802**	**$531,980**	**$540,217**	**$548,507**
MUST PAY DEBT SERVICE																
Pacific Western Bank		369,923	369,923	369,923	369,923	369,923	369,923	369,923	369,923	369,923	369,923	369,923	369,923	369,923	369,923	369,923
NPLH		11,468	11,468	11,468	11,468	11,468	11,468	11,468	11,468	11,468	11,468	11,468	11,468	11,468	11,468	11,468
			0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Debt Service		**$381,391**	**$381,391**	**$381,391**	**$381,391**	**$381,391**	**$381,391**	**$381,391**	**$381,391**	**$381,391**	**$381,391**	**$381,391**	**$381,391**	**$381,391**	**$381,391**	**$381,391**
Cash Flow After Debt Service		**$57,095**	**$64,458**	**$71,906**	**$79,435**	**$87,046**	**$94,735**	**$102,502**	**$110,344**	**$118,258**	**$126,242**	**$134,295**	**$142,411**	**$150,589**	**$158,826**	**$167,116**
Percent of Gross Revenue		7.80%	8.59%	9.34%	10.07%	10.77%	11.43%	12.07%	12.67%	13.25%	13.80%	14.32%	14.82%	15.29%	15.73%	16.15%
25% Debt Service Test		14.97%	16.90%	18.85%	20.83%	22.82%	24.84%	26.88%	28.93%	31.01%	33.10%	35.21%	37.34%	39.48%	41.64%	43.82%
Debt Coverage Ratio		1.150	1.169	1.189	1.208	1.228	1.248	1.269	1.289	1.310	1.331	1.352	1.373	1.395	1.416	1.438
OTHER FEES**																
GP Partnership Management Fee	0.03		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
LP Asset Management Fee	0.03		0	0	0	0	0	0	0	0	0	0	0	0	0	0
Incentive Management Fee																
LP (RJ) Asset Management Fee	0.03		0	0	0	0	0	0	0	0	0	0	0	0	0	0
County Monitoring Fee			0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Other Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Remaining Cash Flow		$57,095	$64,458	$71,906	$79,435	$87,046	$94,735	$102,502	$110,344	$118,258	$126,242	$134,295	$142,411	$150,589	$158,826	$167,116
Deferred Developer Fee**	$773,410															
Residual or Soft Debt Payments**																
Residual Receipt Payments 50% Split																

*9% and 4% + state credit applications should include the cost of 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.