CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

2020 COMPETITIVE 9% APPLICATION FOR LOW-INCOME HOUSING TAX CREDITS

January 24, 2020 Version

II. APPLICATION - SECTION 1: APPLICANT STATEMENT AND CERTIFICATION

APPLICANT: Ukiah Pacific Associates II, a California Limited Partnership

PROJECT NAME: Millview Apartments

PLEASE INCLUDE APPLICATION FEE WITH APPLICATION SUBMISSION

(CHECK ONLY)

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

$1,841,305 annual Federal Credits, and

_____ total State Credits

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

Election to sell ("certificate') state credits: N/A By selecting "Yes" or "No" in the box immediately before, I hereby make an 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 and the Local Reviewing Agency an exact copy of the application. I agree that I have included a letter from the local government and the appropriate Local Reviewing Agency of the jurisdiction in which the project is located identifying the agency designated as the Local Reviewing Agency for the Tax Credit Allocation Committee. I agree that it is also my responsibility to provide such other information as TCAC requests as necessary to evaluate my application. I represent that if a reservation or allocation of Credit is made as a result of this application, I will also furnish promptly such other supporting information and documents as may be requested. I understand that TCAC may verify information provided and analyze materials submitted as well as conduct its own investigation to evaluate the application. I recognize that I have an affirmative duty to inform TCAC when any information in the application or supplemental materials is no longer true and to supply TCAC with the latest and accurate information.

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

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

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

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

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

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

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

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

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

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

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

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

I declare under penalty of perjury that the information contained in the application, exhibits, attachments, and any further or supplemental documentation is true and correct to the best of my knowledge and belief. I certify and guarantee that each item identified in TCAC's minimum construction standards will be incorporated into the design of the project, unless a waiver has been approved by TCAC. The project will at least maintain the installed 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 certify that contractors and subcontractors will comply with California Labor Code Section 1725.5. 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 any tenant services proposed under TCAC Regulation Section 10325(c)(5)(B) will be available within 6 months of the project's placed in service date, will be of a regular and ongoing nature and provided to tenants for a period of at least 15 years, free of charge (except child care).

I understand that any misrepresentation may result in cancellation of Tax Credit reservation, notification of the Internal Revenue Service and the Franchise Tax Board, and any other actions which TCAC is authorized to take pursuant to California Health and Safety Code Section 50199.22, issuance of fines pursuant to California Health and Safety Code Section 50199.10, and negative points per Regulation Section 10325(c)(3) or under general authority of state law.

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

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

Dated this _____ day of March , 2020 at

Eagle , Idaho

By:_____
(Original Signature)

Caleb Roope
(Typed or printed name)

Manager, TPC Holdings VII, LLC, G.P.
(Title)

Local Jurisdiction:	County of Mendocino
City Manager:	Brent Schultz *
Title:	Director - Dept. of Planning and Building Services
Mailing Address:	860 North Bush Street
City:	Ukiah
Zip Code:	95482
Phone Number:	707.234.6650 Ext.
FAX Number:	707.463.5709
E-mail:	pbs@co.mendocino.ca.us

* For City Manager, please refer to the following the website below:
https://www.treasurer.ca.gov/ctcac/2018/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? No

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

TCAC # CA - ____ - ____

Returned Federal Credit: ____

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

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

B. Project Information

Project Name: Millview Apartments

Site Address: 1650 North Lovers Lane

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

City: Ukiah County: Mendocino

Zip Code: 95482 Census Tract: 0113.00

Assessor's Parcel Number(s): 170-100-10 & 170-120-07

Project is located in a DDA: Yes Year DDA: 2020

Project is located in a Qualified Census Tract: Yes Project is a Scattered Site Project: No

Project in DDA/QCT but not requesting 130% boost: No "Scattered Site" def. TCAC Reg. § 10302(ll)

Special Needs with 130% basis & State Credits: No

State Farmworker Credit? No

§12206(c)(4) of Rev. and Tax Code for 95% eligible basis: No

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

	(federal)	(state)
Federal Only	$1,841,305	

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

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

40%/60%

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

Rural apportionment (Section 514)

APPLYING FOR FEDERAL CREDIT PURSUANT TO HR 1865, FURTHER CONSOLIDATED APPROPRIATIONS ACT, 2020 **CALIFORNIA DISASTERS**

No

F. 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

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

Please select your geographic area:

(select one)

*Federal Congressional District: 2
*State Assembly District: 2
*State Senate District: 2
*Accurate information is essential; the following website is provided for reference:
https://www.govtrack.us/congress/members/map http://findyourrep.legislature.ca.gov/

II. APPLICATION - SECTION 3: APPLICANT INFORMATION

A. Applicant Contact Information

Applicant Name:	Ukiah Pacific Associates II, a California Limited Partnership				
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				

B. Legal Status of Applicant: Limited Partnership Parent Company: N/A
If Other, Specify:

C. General Partner(s) Information

C(1)

General Partner Name:	TPC Holdings VII, LLC				Administrative GP
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:	The Pacific Companies		

C(2)

General Partner Name:*	Central Valley Coalition for Affordable Housing				Managing GP
Street Address:	3351 M Street, Suite 100				
City:	Merced	State: CA	Zip Code:	95348	
Contact Person:	Christina Alley				
Phone:	209.388.0782	Ext.:	Fax:	209.385.3770	
Email:	chris@centralvalleycoalition.com				
Nonprofit/For Profit:	Nonprofit	Parent Company:	N/A		

C(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:			

D. 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*

E. 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)*

F. 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:	McReynolds & Associates, PLLC			General Contractor:	Pacific West Builders, Inc.		
Address:	430 E. State Street, Suite 140			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:	208.461.3267			Fax:	208.461.0033		
Email:	clay@cwmatt.com			Email:	calebr@tpchousing.com		
Tax Professional:	Grigg, Bratton & Brash, P.C.			Energy Consultant:	Redwood Energy		
Address:	4487 N. Dresden Place, Ste. 101			Address:	1887 Q Street		
City, State, Zip	Boise, ID 83714			City, State, Zip:	Arcata, CA 95521		
Contact Person:	Duane Brash			Contact Person:	Sean Armstrong		
Phone:	208.375.6490	Ext.:		Phone:	707.826.1450	Ext.:	
Fax:	208.375.6593			Fax:			
Email:	duane@gbbaccounting.com			Email:	seanarmstrong@gmail.com		
CPA:	Novogradac & Company LLP			Investor:	Boston Capital		
Address:	246 First Street, 2nd Floor			Address:	One Boston Place		
City, State, Zip	San Francisco, CA 94105			City, State, Zip:	Boston, MA 02108		
Contact Person:	Jon Adkins			Contact Person:	Laura Surdel		
Phone:	415.356.8074	Ext.:		Phone:	617.624.8900	Ext.:	
Fax:	415.356.8001			Fax:	617.624.8999		
Email:	Jon.Adkins@novoco.com			Email:	lsurdel@bostoncapital.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			Prop. Mgmt. Co.:	Buckingham Property Management		
Address:				Address:	601 Pollasky Avenue #201		
City, State, Zip				City, State, Zip:	Clovis, CA 93612		
Contact Person:				Contact Person:	Rosemary Lynch		
Phone:		Ext.:		Phone:	559.452.8250	Ext.:	
Fax:				Fax:	559.452.8249		
Email:				Email:	rlynch@buckinghampm.com		
CNA Consultant:	Not Applicable			2nd Prop. Mgmt Co.:	Not Applicable		
Address:				Address:			
City, State, Zip				City, State, Zip:			
Contact Person:				Contact Person:			
Phone:		Ext.:		Phone:		Ext.:	
Fax:				Fax:			
Email:				Email:			

II. APPLICATION - SECTION 5: PROJECT INFORMATION

A. Type of Credit Requested

New Construction	Yes	If yes, will demolition of an existing structure be involved?	No
Adaptive Reuse	N/A	If yes, will relocation of existing tenants be involved?	N/A
Rehabilitation-Only	N/A	Is this an Adaptive Reuse project?	No
Acquisition & Rehabilitation	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

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

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

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

Resyndication Projects

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

First year of credit:

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

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

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

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

C. Purchase Information

Name of Seller:	Huntstone Investments, Inc.	Signatory of Seller:	Rick Mayfield
Date of Purchase Contract or Option:	8/5/2019	Purchased from Affiliate:	No
Expiration Date of Option:	12/15/2020	If yes, broker fee amount to affiliate?	
Purchase Price:	$1,125,000	Special Assessment(s):	$4,500
Phone: 707.570.9855	Ext.:	Historical Property/Site:	No
Holding Costs per Month:	$0	Total Projected Holding Costs:	$0
Real Estate Tax Rate:	0.00%	Purchase price over appraisal	
Amount of SOFT perm financing covering the excess purchase price over appraisal			

D. Project, Land, Building and Unit Information

Project Type: Other (Specify below)

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:	3
One or More Levels of Subterranean Parking	N/A		

Other: 3 Story Garden Style

E. Land

								Density:
	x		Feet	or	3.25	Acres	141,352 Square Feet	14.79

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

F. Building Information

Total Number of Buildings: 5 Residential Buildings: 4
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:	48
Total number of non-Tax Credit Units (excluding managers' units) (i.e. market rate units):	
Total number of units (excluding managers' units):	47
Total number of Low Income Units:	47
Ratio of Low Income Units to total units (excluding managers' units):	100%
Total square footage of all residential units (excluding managers' units):	44,570
Total square footage of Low Income Units:	44,570
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)):	2,734
Total commercial/ retail space square footage:	
Total common area square footage (including managers' units):	1,030
Total parking structure square footage (excludes car-ports and "tuck under" parking):	
***Total square footage of all project structures** (excluding commercial/retail):	48,334

*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	$428,544
Total Residential Project Cost per Unit	$428,544
Total Eligible Basis per Unit	$394,534

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	47
Family Reunification	N/A
Other:	N/A
Units w/ tenants of multiple disability type or subsidy layers (explain)	
For 4% federal applications only:	
Rural area consistent with TCAC methodology	N/A

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

A. Required Approvals Necessary to Begin Construction

	Approval Dates		
	Application Submittal	**Estimated Approval**	**Actual Approval**
Negative Declaration under CEQA	N/A	N/A	N/A
NEPA	N/A	N/A	N/A
Toxic Report	N/A	N/A	N/A
Soils Report	N/A	N/A	N/A
Coastal Commission Approval	N/A	N/A	N/A
Article 34 of State Constitution	N/A	N/A	N/A
Site Plan	N/A	N/A	N/A
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	N/A	N/A	N/A

	Project and Site Information	
Current Land Use Designation	Multi-family (High Density Residential)	
Current Zoning and Maximum Density	R-3 (High Density Residential); 39.2 du / acre	
Proposed Zoning and Maximum Density	R-3 (High Density Residential); 39.2 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 or 35'	
Required Parking Ratio	1.5 spaces per 2-bdr unit; 2 spaces per 3-bdr unit (Total of 84 parkir	

B. Development Timetable

		Actual or Scheduled		
		Month	/	Year
SITE	Environmental Review Completed	N/A	/	
	Site Acquired	12	/	2020
LOCAL PERMITS	Conditional Use Permit	N/A	/	
	Variance	N/A	/	
	Site Plan Review	N/A	/	
	Grading Permit	12	/	2020
	Building Permit	12	/	2020
CONSTRUCTION FINANCING	Loan Application	2	/	2020
	Enforceable Commitment	3	/	2020
	Closing and Disbursement	12	/	2020
PERMANENT FINANCING	Loan Application	2	/	2020
	Enforceable Commitment	3	/	2020
	Closing and Disbursement	12	/	2022
OTHER LOANS AND GRANTS	Type and Source: USDA RD 514		/	
	Application	8	/	2019
	Closing or Award	11	/	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	/	
	Type and Source: (specify here)	N/A	/	
	Application	N/A	/	
	Closing or Award	N/A	/	
	10% of Costs Incurred	3	/	2021
	Construction Start	12	/	2020
	Construction Completion	12	/	2021
	Placed In Service	12	/	2021
	Occupancy of All Tax Credit Units	6	/	2022

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)	Boston Capital Finance - Const. Loan	24	4.000%	$16,494,666
2)	Pacific West Communities, Inc. - DDF	24	0.000%	$2,200,000
3)	Ukiah Pacific Assoc II - Def. Costs	N/A	N/A	$218,413
4)	Boston Capital - LIHTC Equity	N/A	N/A	$1,657,009
5)				
6)				
7)				
8)				
9)				
10)				
11)				
12)				
			Total Funds For Construction:	$20,570,088

1) Lender/Source: Boston Capital Finance - Const. Loan
Street Address: One Boston Place
City: Boston, MA 02108
Contact Name: Bill Fazzano
Phone Number: 617.624.8711 Ext.:
Type of Financing: Construction Loan
Is the Lender/Source Committed? Yes

2) Lender/Source: Pacific West Communities, Inc. - DDF
Street Address: 430 E. State Street, Suite 100
City: Eagle, ID 83616
Contact Name: Caleb Roope
Phone Number: 208.461.0022 Ext.: 3015
Type of Financing: Deferred Developer Fee
Is the Lender/Source Committed? Yes

3) Lender/Source: Ukiah Pacific Assoc II - Def. Costs
Street Address: 430 E. State Street, Suite 100
City: Eagle, ID 83616
Contact Name: Caleb Roope
Phone Number: 208.461.0022 Ext.: 3015
Type of Financing: Deferred Costs
Is the Lender/Source Committed? Yes

4) Lender/Source: Boston Capital - LIHTC Equity
Street Address: One Boston Place
City: Boston, MA 02108
Contact Name: Laura Surdel
Phone Number: 617.624.8900 Ext.:
Type of Financing: LIHTC Equity
Is the Lender/Source Committed? No

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

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

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

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

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

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

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

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

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)	Boston Capital Finance - Perm Loan	480	6.000%		$145,260	$2,200,000
2)	USDA RD - 514 Loan	396	1.000%		$35,590	$1,000,000
3)	Pacific West Communities, Inc. - DDF	156	0.000%	Residual	Varies	$800,000
4)						
5)						
6)						
7)						
8)						
9)						
10)						
11)						
12)						
					Total Permanent Financing:	$4,000,000
					Total Tax Credit Equity:	$16,570,088
					Total Sources of Project Funds:	$20,570,088

1) Lender/Source: Boston Capital Finance - Perm Loan
Street Address: One Boston Place
City: Boston, MA 02108
Contact Name: Bill Fazzano
Phone Number: 617.624.8711 Ext.:
Type of Financing: Permanent Loan
Is the Lender/Source Committed? Yes

2) Lender/Source: USDA RD - 514 Loan
Street Address: 430 G Street #4169
City: Davis, CA 95616
Contact Name: Stephen Nnodim
Phone Number: 530.792.5806 Ext.:
Type of Financing: USDA RD 514 Loan
Is the Lender/Source Committed? Yes

3) Lender/Source: Pacific West Communities, Inc. - DDF
Street Address: 430 E. State Street, Suite 100
City: Eagle, ID 83616
Contact Name: Caleb Roope
Phone Number: 208.461.0022 Ext.: 3015
Type of Financing: Deferred Developer Fee
Is the Lender/Source Committed? Yes

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

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

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

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

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

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

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

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

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

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	2	$433	$866	$5	$438	30%	30.0%
2 Bedrooms	3	$579	$1,737	$5	$584	40%	40.0%
2 Bedrooms	12	$725	$8,700	$5	$730	50%	50.0%
2 Bedrooms	7	$871	$6,097	$5	$876	60%	60.0%
3 Bedrooms	3	$499	$1,497	$6	$505	30%	30.0%
3 Bedrooms	2	$668	$1,336	$6	$674	40%	40.0%
3 Bedrooms	12	$836	$10,032	$6	$842	50%	50.0%
3 Bedrooms	6	$1,005	$6,030	$6	$1,011	60%	60.0%
Total # Units:	47	**Total:**	$36,295		**Average:**	**49.6%**	

Is this a resyndication project using hold harmless rent limits in the above table? N/A
Hold harmless rents cannot exceed the federal set-aside current tax credit rent limits.
Must use current rent limits for units included in the lowest income point category.

B. Manager Units

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

(a) Bedroom Type(s)	(b) Number of Units	(c) Proposed Monthly Rent (Less Utilities)	(d) Total Monthly Rents (b x c)
3 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:	$36,295
Aggregate Annual Rents For All Units:	$435,540

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

Number of Units Receiving Assistance:	47
Length of Contract (years):	15
Expiration Date of Contract:	TBD
Total Projected Annual Rental Subsidy:	$92,688

E. Miscellaneous Income

Annual Income from Laundry Facilities:		$4,000
Annual Income from Vending Machines:		$350
Annual Interest Income:		$350
Other Annual Income:	Late Fees, Application Fees, Etc.	$2,500
	Total Miscellaneous Income:	$7,200
	Total Annual Potential Gross Income:	$535,428

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:				$1	$1		
Water Heating:				$1	$1		
Cooking:				$1	$1		
Lighting:				$0	$0		
Electricity:				$3	$3		
Water:*							
Other:	Air Conditioning			$0	$1		
Total:				$5	$6		

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

Name of PHA or California Energy Commission Providing Utility Allowances:

TCAC Approved California Utility Allowance Calculator (CUAC)

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

G. Annual Residential Operating Expenses

Administrative	Advertising:		$4,400
	Legal:		$2,000
	Accounting/Audit:		$3,000
	Security:		
	Other:	Telephone, Office Expenses, Misc. Adm	$8,390
		Total Administrative:	$17,790
Management		**Total Management:**	$20,400
Utilities	Fuel:		$200
	Gas:		$500
	Electricity:		$5,900
	Water/Sewer:		$35,100
		Total Utilities:	$41,700
Payroll / Payroll Taxes	On-site Manager:		$23,040
	Maintenance Personnel:		$20,500
	Other:	Payroll Taxes, Benefits, Workers Comp	$12,000
		Total Payroll / Payroll Taxes:	$55,540
		Total Insurance:	$11,520
Maintenance	Painting:		$2,400
	Repairs:		$32,700
	Trash Removal:		$14,600
	Exterminating:		$1,000
	Grounds:		$23,400
	Elevator:		
	Other:	Cleaning & Building Supplies	$20,500
		Total Maintenance:	$94,600
Other Operating 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:	$242,700
Total Number of Units in the Project:	48
Total Annual Operating Expenses Per Unit:	$5,056
Total 3-Month Operating Reserve:	$118,413
Total Annual Transit Pass / Internet Expense (site amenity election):	
Total Annual Services Amenities Budget (from project expenses):	$12,000
Total Annual Reserve for Replacement:	$33,600
Total Annual Real Estate Taxes:	$4,500
Other (Specify):	
Other (Specify):	

H. Commercial Income*

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

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

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

A. Inclusion/Exclusion From Eligible Basis

Funding Sources If lender is not funding source, list source (HOME, CDBG, etc.) NOT lender.		Included in Eligible Basis Yes/No	Amount
HOME Investment Partnership Act (HOME)		N/A	
Community Development Block Grant (CDBG)		N/A	
RHS 514		Yes	$1,000,000
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	
Taxable bond financing		N/A	
FHA Risk Sharing loan?	No	N/A	
State:	(specify here)	N/A	
Local:	(specify here)	N/A	
Other:	(specify here)	N/A	
Other:	(specify here)	N/A	

B. Rental Subsidy Anticipated

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

Approval Date:	11/14/2019	Approval Date:	
Source:	USDA RD 521	Source:	
If Section 8:	(select one)	If Section 8:	(select one)
Percentage:	100.00%	Percentage:	
Units Subsidized:	47	Units Subsidized:	
Amount Per Year:	$92,688	Amount Per Year:	
Total Subsidy:	$1,390,320	Total Subsidy:	
Term:	15 Years	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	$230,655		
1 Bedroom	$265,943		
2 Bedrooms	$320,800	24	$7,699,200
3 Bedrooms	$410,624	24	$9,854,976
4+ Bedrooms	$457,461		
	TOTAL UNITS:	48	
	TOTAL UNADJUSTED THRESHOLD BASIS LIMIT:		**$17,554,176**

		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 features in the section: Item (e) Features.	Yes	$1,228,792
(f)	**Plus (+) the lesser of the associated costs or up to a 15% basis adjustment - Seismic upgrading / Environmental mitigation** 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:	$723,390
(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	
		TOTAL ADJUSTED THRESHOLD BASIS LIMIT:	**$19,506,358**

HIGH COST TEST

Total Eligible Basis $18,937,650

Percentage of the Adjusted Threshold Basis Limit	97.084%

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

ITEM (e) Features

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

Yes 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%.

Yes 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 more energy efficient than 2019 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, 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 (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)Boston Capital Finance - Perm Loan**	**2)USDA RD - 514 Loan**	**3)Pacific West Communities, Inc. - DDF**	**4)**	**5)**	**6)**	**7)**	**8)**	**9)**	**10)**	**11)**	**12)**	**SUBTOTAL**	**70% PVC for New Const/Rehab**	**30% PVC for Acquisition**
LAND COST/ACQUISITION																			
[1]Land Cost or Value	$1,125,000	$1,125,000		$1,125,000													$1,125,000		
[2]Demolition																			
Legal	$5,000	$5,000		$5,000													$5,000		
Land Lease Rent Prepayment																			
[1]Total Land Cost or Value	$1,130,000	$1,130,000		$1,130,000													$1,130,000		
Existing Improvements Cost or Value																			
[2]Off-Site Improvements																			
Total Acquisition Cost																			
Total Land Cost / Acquisition Cost	$1,130,000	$1,130,000		$1,130,000													$1,130,000		
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	$1,920,000	$1,920,000		$1,920,000													$1,920,000	$1,920,000	
Structures	$9,625,578	$9,625,578		$6,425,578	$2,200,000	$1,000,000											$9,625,578	$9,625,578	
General Requirements	$692,735	$692,735		$692,735													$692,735	$692,735	
Contractor Overhead	$230,912	$230,912		$230,912													$230,912	$230,912	
Contractor Profit	$692,735	$692,735		$692,735													$692,735	$692,735	
Prevailing Wages																			
General Liability Insurance	$107,300	$107,300		$107,300													$107,300	$107,300	
Other: (Specify)																			
Total New Construction Costs	$13,269,260	$13,269,260		$10,069,260	$2,200,000	$1,000,000											$13,269,260	**$13,269,260**	
ARCHITECTURAL FEES																			
Design	$350,000	$350,000		$350,000													$350,000	$350,000	
Supervision	$50,000	$50,000		$50,000													$50,000	$50,000	
Total Architectural Costs	$400,000	$400,000		$400,000													$400,000	**$400,000**	
Total Survey & Engineering	$195,000	$195,000		$195,000													$195,000	$195,000	
CONSTRUCTION INTEREST & FEES																			
Construction Loan Interest	$330,000	$330,000		$330,000													$330,000	$330,000	
Origination Fee	$165,000	$165,000		$165,000													$165,000	$165,000	
Credit Enhancement/Application Fee																			
Bond Premium																			
Title & Recording	$50,000	$50,000		$50,000													$50,000	$50,000	
Taxes	$20,000	$20,000		$20,000													$20,000	$20,000	
Insurance	$100,000	$100,000		$100,000													$100,000	$100,000	
Other: Lender Costs (Legal, Etc.)	$50,000	$50,000		$50,000													$50,000	$50,000	
Other: (Specify)																			
Total Construction Interest & Fees	**$715,000**	**$715,000**		**$715,000**													$715,000	**$715,000**	
PERMANENT FINANCING																			
Loan Origination Fee	$44,000	$44,000		$44,000													$44,000		
Credit Enhancement/Application Fee	$15,000	$15,000		$15,000													$15,000		
Title & Recording	$10,000	$10,000		$10,000													$10,000		
Taxes																			
Insurance																			
Other: (Specify)																			
Other: (Specify)																			
Total Permanent Financing Costs	$69,000	$69,000		$69,000													$69,000		
Subtotals Forward	$15,778,260	$15,778,260		$12,578,260	$2,200,000	$1,000,000											$15,778,260	$14,579,260	
LEGAL FEES																			
Lender Legal Paid by Applicant																			
Other: Borrower Attorney	$50,000	$50,000		$50,000													$50,000	$50,000	
Total Attorney Costs	$50,000	$50,000		$50,000													$50,000	**$50,000**	
RESERVES																			
Rent Reserves	$100,000	$100,000		$100,000													$100,000		
Capitalized Rent Reserves																			
Required Capitalized Replacement Reserve																			
3-Month Operating Reserve	$118,413	$118,413		$118,413													$118,413		
Other: (Specify)																			
Total Reserve Costs	$218,413	$218,413		$218,413													$218,413		

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)Boston Capital Finance - Perm Loan	2)USDA RD - 514 Loan	3)Pacific West Communities, Inc. - DDF	4)	5)	6)	7)	8)	9)	10)	11)	12)	SUBTOTAL	70% PVC for New Const/Rehab	30% PVC for Acquisition
CONTINGENCY COSTS																			
Construction Hard Cost Contingency	$660,000	$660,000		$660,000													$660,000	$660,000	
Soft Cost Contingency	$300,000	$300,000		$300,000													$300,000	$300,000	
Total Contingency Costs	$960,000	$960,000		$960,000													$960,000	$960,000	
OTHER PROJECT COSTS																			
TCAC App/Allocation/Monitoring Fees	$94,922	$94,922		$94,922													$94,922		
Environmental Audit	$5,000	$5,000		$5,000													$5,000	$5,000	
Local Development Impact Fees	$723,390	$723,390		$723,390													$723,390	$723,390	
Permit Processing Fees	$350,000	$350,000		$350,000													$350,000	$350,000	
Capital Fees																			
Marketing	$120,103	$120,103		$120,103													$120,103		
Furnishings	$40,000	$40,000		$40,000													$40,000	$40,000	
Market Study	$10,000	$10,000		$10,000													$10,000	$10,000	
Accounting/Reimbursable	$10,000	$10,000		$10,000													$10,000	$10,000	
Appraisal Costs	$10,000	$10,000		$10,000													$10,000	$10,000	
Other: (Specify)																			
Other: (Specify)																			
Other: (Specify)																			
Other: (Specify)																			
Other: (Specify)																			
Total Other Costs	$1,363,415	$1,363,415		$1,363,415													$1,363,415	**$1,148,390**	
SUBTOTAL PROJECT COST	$18,370,088	$18,370,088		$15,170,088	$2,200,000	$1,000,000											$18,370,088	**$16,737,650**	
DEVELOPER COSTS																			
Developer Overhead/Profit	$2,200,000	$2,200,000		$1,400,000			$800,000										$2,200,000	$2,200,000	
Consultant/Processing Agent																			
Project Administration																			
Broker Fees Paid to a Related Party																			
Construction Oversight by Developer																			
Other: (Specify)																			
Total Developer Costs	$2,200,000	$2,200,000		$1,400,000			$800,000										$2,200,000	**$2,200,000**	
TOTAL PROJECT COST	**$20,570,088**	**$20,570,088**		**$16,570,088**	**$2,200,000**	**$1,000,000**	**$800,000**										$20,570,088	**$18,937,650**	
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:**	**$18,937,650**	
DOUBLE CHECK AGAINST PERMANENT FINANCING TOTALS:				$16,570,088	$2,200,000	$1,000,000	$800,000												

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

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

Note: The conditional formatting embedded in this Sources and Uses Budget workbook tests only for mathematical errors, i.e. whether sum total of Sources (Column R) matches Total Project Cost (Column B) and whether each source listed in the Sources and Uses Budget workbook (Row 104) matches that of Permanent Financing in the Application workbook (Row 107).
The conditional formatting does NOT test for any regulatory threshold or feasibility requirements.
Applicants are advised to conduct their own due diligence and not rely upon the conditional formatting in this workbook.

FOR PLACED IN SERVICE APPLICATION SUBMISSIONS:

SYNDICATION (Investor & General Partner)

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

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

Signature of Owner/General Partner — Date

Printed Name of Signatory — Title of Signatory

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

Signature of Project CPA/Tax Professional — Date

V. BASIS AND CREDITS

A. Determination of Eligible and Qualified Basis

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

	70% PVC for New Const/ Rehabilitation DDA/QCT Building(s)	70% 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:	$18,937,650			
Ineligible Amounts				
Subtract All Grant Proceeds to Finance Costs in Eligible Basis:				
Subtract Non-Qualified Non-Recourse Financing:				
Subtract Non-Qualifying Portion of Higher Quality Units:				
Subtract Photovoltaic Credit (as applicable):				
Subtract Historic Credit (residential portion only):				
Subtract (specify other ineligible amounts):				
Subtract (specify other ineligible amounts):				
Total Ineligible Amounts:				
Total Eligible Basis Voluntarily Excluded:	$3,200,000			
Total Basis Reduction:	($3,200,000)			
***Total Requested Unadjusted Eligible Basis:**	$15,737,650			
Total Adjusted Threshold Basis Limit:	$19,506,358			
**130% Adjustment for DDA, QCT, or Reg. §10317(d):	130%	100%	100%	100%
Total Adjusted Eligible Basis:	$20,458,945			
Applicable Fraction:	100%	100%	100%	100%
Qualified Basis:	$20,458,945			
Total Qualified Basis:	$20,458,945			

*Voluntary exclusion of eligible basis from acquisition eligible basis shall be the entire amount of acquisition total eligible basis or Zero.

**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:	$20,458,945	
****Applicable Percentage:**	9.00%	3.24%
Subtotal Annual Federal Credit:	$1,841,305	
Total Combined Annual Federal Credit:	$1,841,305	

**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	$20,570,088
Permanent Financing	$4,000,000
Funding Gap	$16,570,088
Federal Tax Credit Factor	$0.89991

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	$18,413,050
Annual Federal Credit Necessary for Feasibility	$1,841,305
Maximum Annual Federal Credits	$1,841,305
Equity Raised From Federal Credit	$16,570,088
Remaining Funding Gap	

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

D. Determination of State Credit

	NC/Rehab	Acquisition
State Credit Basis		

Rehabilitation or new construction basis only (no acquisition basis), except in rare cases of At-Risk projects eligible for State Credit on the acquisition basis at the 0.13 factor when no 130% basis increase is used

Factor Amount	30%	13%
Maximum Total State Credit		$0

Factor Amount based on selection in: II. APPLICATION - SECTION 2: GENERAL AND SUMMARY INFORMATION - B

E. Determination of Minimum State Credit Necessary for Feasibility

State Tax Credit Factor	

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

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

VI. POINTS SYSTEM - SECTION 1: POINTS SYSTEM

A. General Partner and Management Company Characteristics — Maximum 9 Points

A(1) General Partner Experience — 6 Points

General Partner Name:

TPC Holdings VII, 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

Special Needs housing type project opting for 5 project experience category: N/A

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

(select one if applicable)

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

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

Total Points for General Partner Experience:	6

A(2) Management Company Experience — 3 Points

Select from ONE of the following two options:

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

Special Needs housing type project opting for 11 project experience category: N/A

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

(select one if applicable)

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

Management Company Name:

Buckingham Property Management

Total Points for Management Company Experience:	3

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

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

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

Total Points for General Partner & Management Company Experience:	9

B. Housing Needs **Maximum 10 Points**

Large Family **10 Points**

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

Total Points for Housing Needs:	10

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: (ii)

Total Points for Public Library Amenity:	2

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

Please refer to Checklist Items for supporting documentation requirements

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

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

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

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

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

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

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

Select one: (i)

Total Points for Full-Scale Grocery Store/Supermarket or Convenience Market Amenity:	5

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: (ii)

Total Points for Medical Clinic or Hospital Amenity:	2

i) Pharmacy

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

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

Select one: (i)

Total Points for Pharmacy:	2

j) In-unit High Speed Internet Service

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

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

Select one: N/A

Total Points for Internet Service:	0

k) Highest or High Resources Area

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

Select one: N/A

Total Points for Highest or High Resources Area:	0

Total Points for Site Amenities:	21

Site Amenity Contact List:

Amenity Name:	Mendocino Transit Authority - Public	Amenity Name:	Vinewood Park
Address:	Feed Lot Lane & N. Bush Street	Address:	1260 Elm Street
City, Zip	Ukiah, CA 95482	City, Zip	Ukiah, CA 95482
Contact Person:	Jim Tarbell	Contact Person:	Marianne Davison
Phone:	707.462.1422 Ext.:	Phone:	707.463.6740 Ext.:
Amenity Type:	Transit Station/Transit Stop	Amenity Type:	Public Park
Website:	http://www.mendocinotransit.org/	Website:	https://www.cityofukiah.com/recreation/
Distance in miles:	0.05 Miles	Distance in miles:	0.60 Miles
Amenity Name:	Ukiah Branch Library	Amenity Name:	Raley's Supermarket
Address:	105 N. Main Street	Address:	1315 N. State Street
City, Zip	Ukiah, CA 95482	City, Zip	Ukiah, CA 95482
Contact Person:	Melissa Carr	Contact Person:	Carla Dieffenbach
Phone:	707.463.4490 Ext.:	Phone:	707.468.5178 Ext.:
Amenity Type:	Book-Lending Public Library	Amenity Type:	Grocery/Farmers' Market
Website:	http://www.mendolibrary.org/locations	Website:	http://www.raleys.com/stores/raleys-n-s
Distance in miles:	1.44 Miles	Distance in miles:	0.25 Miles
Amenity Name:	Ukiah High School	Amenity Name:	Adventist Health Ukiah Valley
Address:	1000 Low Gap Road	Address:	275 Hospital Drive
City, Zip	Ukiah, CA 95482	City, Zip	Ukiah, CA 95482
Contact Person:	Gordon Oslund	Contact Person:	Gwen Matthews
Phone:	707.472.5750 Ext.:	Phone:	707.462.3111 Ext.:
Amenity Type:	Public Elementary/Middle/High Scho	Amenity Type:	Medical Clinic/Hospital
Website:	http://www.ukiahhigh.uusd.net	Website:	http://www.adventisthealth.org/ukiah-va
Distance in miles:	0.75 Miles	Distance in miles:	1.31 Miles
Amenity Name:	Raley's Pharmacy	Amenity Name:	
Address:	1315 N. State Street	Address:	
City, Zip	Ukiah, CA 95482	City, Zip	
Contact Person:	Carla Dieffenbach	Contact Person:	
Phone:	707.468.5156 Ext.:	Phone:	Ext.:
Amenity Type:	Pharmacy	Amenity Type:	
Website:	http://www.raleys.com/stores/raleys-r	Website:	
Distance in miles:	0.25 Miles	Distance in miles:	
Amenity Name:		Amenity Name:	
Address:		Address:	
City, Zip		City, Zip	
Contact Person:		Contact Person:	
Phone:	Ext.:	Phone:	Ext.:
Amenity Type:		Amenity Type:	
Website:		Website:	
Distance in miles:		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 =	**117**	
Special Needs, Number of Bedrooms =	**0**	

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 instruction each year (42 hours for small developments*).**	**7 points**
N/A	**Minimum of 60 hours instruction each year (30 hours for small developments*).**	**5 points**
N/A	**Minimum of 36 hours instruction each year (18 hours for small developments*).**	**3 points**

*small developments = 20 units or less

(4) **Health and wellness services and programs**. Such services and programs shall provide individualized support to tenants (not group classes) and need not be provided by licensed individuals or organizations. Includes, but is not limited to visiting nurses programs, intergenerational visiting programs, or senior companion programs:

N/A	**Minimum of 100 hours of services per year for each 100 bedrooms.**	**5 points**
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. ***(Only for large family projects or other projects in which at least 25% of Low-Income Units are 3 bedrooms or larger.)***	**5 points**

(6) **After school program for school age children**. Includes, but is not limited to tutoring, mentoring, homework club, art and recreational activities. ***(Only for large family projects or other projects in which at least 25% of Low-Income Units are 3 bedrooms or larger):***

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. ***(Only for large family projects or other projects in which at least 25% of Low-Income Units are 3 bedrooms or larger.)***	**5 points**

	(12) **After school program for school age children**. Includes, but is not limited to tutoring, mentoring, homework club, art and recreational activities. ***(Only for large family projects or other projects in which at least 25% of Low-Income Units are 3 bedrooms or larger)*** :	
N/A	**Minimum of 10 hours per week, offered weekdays throughout the school year.**	**5 points**
N/A	**Minimum of 6 hours per week, offered weekdays throughout the school year.**	**3 points**
N/A	**Minimum of 4 hours per week, offered weekdays throughout the school year.**	**2 points**

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

D. Sustainable Building Methods **Maximum 5 Points**

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

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

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

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

N/A	b.	**ENERGY EFFICIENCY**		
EITHER:		Energy efficiency as indicated in Reg. Section 10325(c)(5)(B) beyond the requirements in the 2019 Title 24, Part 6 of the California Building Code (2019 Standards):		
		Low Rise (1-3 habitable stories)	N/A	**0 Points**
		High-Rise (4+ habitable stories)	N/A	**0 Points**
		If the local building department has determined that building permit applications submitted on or before December 31, 2019 are complete, then energy efficiency beyond the requirements in the 2016 Title 24, Part 6 of the California Building Code (2016 Standards)		
		Better than the 2016 Standards	N/A	**0 Points**
OR:		Energy efficiency with renewable energy that provides the following percentages of project tenants' energy loads:		
		Low Rise (1-3 habitable stories)	N/A	**0 Points**
		High-Rise (4+ habitable stories)	N/A	**0 Points**

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

N/A	a.	Develop the project in accordance with the minimum requirements with any one of the following programs: N/A	**0 Points**
N/A	b.	Rehabilitate to improve energy efficiency; points awarded based on percentage decrease in estimated Time Dependent Valuation energy use post-rehabilitation: Improvement over current: N/A	**0 Points**

N/A	c.	Additional rehabilitation project measures (chose one or more of the following three categories):	
		1. PHOTOVOLTAIC / SOLAR N/A	**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: N/A	**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 set-aside projects only.**

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

		Percent of Area Median Income (AMI)							
		**60-80%	*55%	50%	45%	40%	35%	30%	20%
Percent of Low-Income Units (exclusive of manager's units)									
	50%			25.0*	37.5				
	45%			22.5*	33.8				
	40%		10.0*	20.0	30.0				
	35%		8.8*	17.5	26.3	35.0		50.0	
	30%		7.5*	15.0	22.5	30.0	37.5	45.0	
	25%		6.3*	12.5	18.8	25.0	31.3	37.5	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
5	30	10.64	10	15
	35	0.00	0	0
5	40	10.64	10	10
	45	0.00	0	0
	50	0.00	0	0
24	50 -Rural only*	51.06	50	25
	55 -Rural only*	0.00	0	0
13	60-80**	27.66	25	0
47			**Total Points Requested:**	**50**

E(2) Lowest Income for 10% of Total Low-Income Units at no greater than 30% AMI 2 Points

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

Bedroom Selection	Total Number of Low-Income Units per Bedroom Size	Number of Low-Income Units @ no greater than 30% AMI	Percentage of Low-Income Units (by bedroom size)
5 BR	0	0	0.00%
4 BR	0	0	0.00%
3 BR	23	3	13.04%
2 BR	24	2	8.33%
1 BR	0	0	0.00%
SRO	0	0	0.00%
Total:	47	5	-

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

Total Points for Lowest Income:	52

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 TCAC Regs §10325(f)(3), for all construction financing	**5 Points**
Yes	(ii)	Evidence, as verified by the appropriate officials on a Committee-provided form (ATTACHMENT 26: Approvals Necessary to Begin Construction) signed by an appropriate local government planning official of the applicable local jurisdiction, that all applicable local land use approvals have been obtained as described in TCAC Regs §10325(f)(4).	**5 Points**

10 points will be available to projects that document all of the above and are able to begin construction within 180 days* of the Credit Reservation, as evidenced by submission of the requirements stated in TCAC Regulation Section 10325(c)(7) within 180 days of the Credit Reservation.

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

If no construction lender is involved, evidence must be submitted by the assigned deadline (180 days or 194 days) after the Credit Reservation is made that the equity partner has been admitted to the ownership entity and that an initial disbursement of funds has occurred. Failure to meet this timeline will result in rescission of the Tax Credit Reservation or negative points.

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

Total Points for Readiness to Proceed:	10

G. Miscellaneous Federal and State Policies

Maximum 2 Points

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

Total Points for Miscellaneous Federal and State Policies:	2

VI. POINTS SYSTEM - SECTION 2: POINTS SYSTEM SUMMARY

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

	APPLICANT POINTS	MAXIMUM POINTS	TOTAL POINTS
A. General Partner & Management Company Experience	**9**	**9**	**9**
A(1) *General Partner Experience*	6	6	
A(2) *Management Company Experience*	3	3	
B. Housing Needs	**10**	**10**	**10**
C. Site & Service Amenities	**25**	**25**	**25**
C(1) *Site Amenities*	21	15	
C(2) *Service Amenities*	10	10	
D. Sustainable Building Methods	**5**	**5**	**5**
E. Lowest Income & 10% of Units Restricted @ 30% AMI	**52.0**	**52.0**	**52.0**
E(1) *Lowest Income*	50.0	50.0	
E(2) *10% of Units Restricted @ 30% AMI*	2	2	
F. Readiness to Proceed	**10**	**10**	**10**
G. Miscellaneous Federal and State Policies	**2**	**2**	**2**
***Negative Points (if any, please enter amount:)**		NO MAX	**0**
		Total Points:	**113.0**

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

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

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

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

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

Seller carryback financing and any portion of a loan from a public seller or related party that is less than or equal to sale proceeds due the seller must be excluded from Leveraged Soft Financing. (Exception: If seller carryback financing is a public land loan to a new construction project that is not replacing affordable housing within the footprint of the original development, financing (or portion of financing) may be included in Leveraged Soft Financing. For projects that include both new construction and rehabilitation/affordable housing replacement, the land loan value must be prorated based on eligible units.)

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

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

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

Final Tie Breaker Formula:

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

LEVERAGED SOFT FINANCING

Capitalized Value of Rent Differentials of Public Rent/operating Subsidies		$1,492,163
Total donated land value		
Total fee waivers		
List Leveraged Soft Financing **excluding** donated land and fee waivers:		
USDA RD - 514 Loan	$1,000,000	
Less: Excess Purchase Price Over Appraised Value	$0	
Less: Ineligible Offsites		
Total Leveraged Soft Financing excluding donated land and fee waivers		$1,000,000
TOTAL		$2,492,163

HYBRID PROJECT (NEW CONSTRUCTION)

4% Development Project Costs:

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

MIXED USE PROJECTS

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

Mixed-Use Ratio = Total Commercial Cost / Total Project Cost: 0

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

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

SIZE FACTOR CALCULATION

New Construction:	Yes
9% Tax Credit Units:	48
Size Factor:	1.00

HYBRID (NEW CONSTRUCTION)

4% Development Units

Amount of 4% Tax Credit Units:	
Total Tax Credit Units:	48

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

N/A

FINALTIE BREAKER CALCULATION

Leveraged Soft Financing less commercial proration	$2,492,163
Leveraged Soft Financing times Size Factor	$2,492,163

Requested Unadjusted Eligible Basis	$15,737,650

$$\frac{2{,}492{,}163}{20{,}570{,}088} + \left(\left(1 - \frac{15{,}737{,}650}{20{,}570{,}088}\right)/3\right) = \boxed{19.946\%}$$

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 Regs §10325(g)(3)(A), use 30% AMI rent limits
Use 40% AMI for ALL OTHERS
**Contract Rent Underwriting:
For USDA subsidy only, use the **higher of** 60% AMI or committed **basic** contract rents.

Unit Type	# of Units	*Rent Limit:	Public Subsidy **Contract Rent	Calculated Annual Rent
2 bedroom	24	$584	$876	$84,096
3 bedroom	23	$674	$1,011	$93,012
SRO				$0
SRO				$0
SRO				$0
SRO				$0
SRO				$0
SRO				$0
			Annual Rent Differential for Public Rent Subsidies:	$177,108

Total Rent Differentials	$177,108
Less Vacancy	5.0%
Net Rental Income	$168,253
Available for Debt Service @ 1.15 Debt Coverage Ratio:	$146,307
Loan Term (years)	15
Interest Rate (annual)	5.5%
Debt Coverage Ratio	1.15
Capitalized Value of Rent Differentials	$1,492,163

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	$435,540	$446,429	$457,589	$469,029	$480,755	$492,774	$505,093	$517,720	$530,663	$543,930	$557,528	$571,466	$585,753	$600,397	$615,407
Less Vacancy	5.00%	-21,777	-22,321	-22,879	-23,451	-24,038	-24,639	-25,255	-25,886	-26,533	-27,196	-27,876	-28,573	-29,288	-30,020	-30,770
Rental Subsidy	1.025	92,688	95,005	97,380	99,815	102,310	104,868	107,490	110,177	112,931	115,755	118,648	121,615	124,655	127,771	130,966
Less Vacancy	5.00%	-4,634	-4,750	-4,869	-4,991	-5,116	-5,243	-5,374	-5,509	-5,647	-5,788	-5,932	-6,081	-6,233	-6,389	-6,548
Miscellaneous Income	1.025	7,200	7,380	7,565	7,754	7,947	8,146	8,350	8,559	8,773	8,992	9,217	9,447	9,683	9,925	10,173
Less Vacancy	5.00%	-360	-369	-378	-388	-397	-407	-417	-428	-439	-450	-461	-472	-484	-496	-509
Total Revenue		**$508,657**	**$521,373**	**$534,407**	**$547,768**	**$561,462**	**$575,498**	**$589,886**	**$604,633**	**$619,749**	**$635,242**	**$651,123**	**$667,402**	**$684,087**	**$701,189**	**$718,718**
EXPENSES																
Operating Expenses:	1.035															
Administrative		$17,790	$18,413	$19,057	$19,724	$20,414	$21,129	$21,868	$22,634	$23,426	$24,246	$25,095	$25,973	$26,882	$27,823	$28,797
Management		20,400	21,114	21,853	22,618	23,409	24,229	25,077	25,954	26,863	27,803	28,776	29,783	30,826	31,905	33,021
Utilities		41,700	43,160	44,670	46,234	47,852	49,527	51,260	53,054	54,911	56,833	58,822	60,881	63,012	65,217	67,500
Payroll & Payroll Taxes		55,540	57,484	59,496	61,578	63,733	65,964	68,273	70,662	73,136	75,695	78,345	81,087	83,925	86,862	89,902
Insurance		11,520	11,923	12,341	12,772	13,219	13,682	14,161	14,657	15,170	15,701	16,250	16,819	17,408	18,017	18,647
Maintenance		94,600	97,911	101,338	104,885	108,556	112,355	116,288	120,358	124,570	128,930	133,443	138,113	142,947	147,950	153,129
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		**$242,700**	**$251,195**	**$259,986**	**$269,086**	**$278,504**	**$288,251**	**$298,340**	**$308,782**	**$319,590**	**$330,775**	**$342,352**	**$354,335**	**$366,736**	**$379,572**	**$392,857**
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	12,000	12,420	12,855	13,305	13,770	14,252	14,751	15,267	15,802	16,355	16,927	17,520	18,133	18,767	19,424
Replacement Reserve		33,600	33,600	33,600	33,600	33,600	33,600	33,600	33,600	33,600	33,600	33,600	33,600	33,600	33,600	33,600
Real Estate Taxes	1.020	4,500	4,590	4,682	4,775	4,871	4,968	5,068	5,169	5,272	5,378	5,485	5,595	5,707	5,821	5,938
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		**$292,800**	**$301,805**	**$311,123**	**$320,766**	**$330,745**	**$341,072**	**$351,759**	**$362,819**	**$374,264**	**$386,108**	**$398,365**	**$411,049**	**$424,176**	**$437,761**	**$451,819**
Cash Flow Prior to Debt Service		**$215,857**	**$219,569**	**$223,285**	**$227,002**	**$230,717**	**$234,426**	**$238,127**	**$241,814**	**$245,485**	**$249,135**	**$252,758**	**$256,352**	**$259,910**	**$263,428**	**$266,899**
MUST PAY DEBT SERVICE																
Boston Capital Finance - Perm Loan		145,260	145,260	145,260	145,260	145,260	145,260	145,260	145,260	145,260	145,260	145,260	145,260	145,260	145,260	145,260
USDA RD - 514 Loan		35,590	35,590	35,590	35,590	35,590	35,590	35,590	35,590	35,590	35,590	35,590	35,590	35,590	35,590	35,590
			0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Debt Service		**$180,850**	**$180,850**	**$180,850**	**$180,850**	**$180,850**	**$180,850**	**$180,850**	**$180,850**	**$180,850**	**$180,850**	**$180,850**	**$180,850**	**$180,850**	**$180,850**	**$180,850**
Cash Flow After Debt Service		**$35,007**	**$38,719**	**$42,435**	**$46,152**	**$49,867**	**$53,576**	**$57,277**	**$60,964**	**$64,635**	**$68,285**	**$71,908**	**$75,502**	**$79,060**	**$82,578**	**$86,049**
Percent of Gross Revenue		6.54%	7.05%	7.54%	8.00%	8.44%	8.84%	9.22%	9.58%	9.91%	10.21%	10.49%	10.75%	10.98%	11.19%	11.37%
25% Debt Service Test		19.36%	21.41%	23.46%	25.52%	27.57%	29.62%	31.67%	33.71%	35.74%	37.76%	39.76%	41.75%	43.72%	45.66%	47.58%
Debt Coverage Ratio		1.194	1.214	1.235	1.255	1.276	1.296	1.317	1.337	1.357	1.378	1.398	1.417	1.437	1.457	1.476
OTHER FEES**																
GP Partnership Management Fee		$4,800	$4,800	$4,800	$4,800	$4,800	$4,800	$4,800	$4,800	$4,800	$4,800	$4,800	$4,800	$4,800	$4,800	$4,800
LP Asset Management Fee		5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Incentive Management Fee																
Total Other Fees		9,800	9,800	9,800	9,800	9,800	9,800	9,800	9,800	9,800	9,800	9,800	9,800	9,800	9,800	9,800
Remaining Cash Flow		$25,207	$28,919	$32,635	$36,352	$40,067	$43,776	$47,477	$51,164	$54,835	$58,485	$62,108	$65,702	$69,260	$72,778	$76,249
Deferred Developer Fee**		$25,207	$28,919	$32,635	$36,352	$40,067	$43,776	$47,477	$51,164	$54,835	$58,485	$62,108	$65,702	$69,260	$72,778	$76,249
Residual or Soft Debt Payments**																

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

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