



# CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

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Executive Director

## MEETING NOTICE

### AGENDA

MEETING DATE:  
**September 29, 2021**

TIME:  
**11:15 AM or Upon adjournment of  
CDLAC Committee Meeting**

LOCATION:  
**915 Capitol Mall, Room 587  
Sacramento, CA 95814**

**Public Participation Call-In Number\***  
**(888) 557-8511**  
**Participant Code:**  
**5651115**

The Committee may take action on any item.  
Items may be taken out of order.

There will be an opportunity for public comment at the end of each item, prior to any action.

#### 1. Call to Order and Roll Call

*Action Item:* **2. Approval of the Minutes of the September 8, 2021 Meeting**

#### 3. Executive Director's Report

*Presented by: Nancee Robles*

Discussion to consider recommendations for the 2021 Second Round Federal 9% Low Income Housing Tax Credit Applications at the October 20, 2021 CTCAC meeting

*Action Item:* **4. Recommendation for Reservation of 2021 Federal Four Percent (4%) and State Low Income Housing Tax Credits (LIHTCs) for Tax-Exempt Bond Financed Projects**

*Presented by: Anthony Zeto*

<u>Project #</u>	<u>Project name</u>
CA-21-615	Orange Corporate Yard
CA-21-647	Portola Senior
CA-21-651	Santa Fe Commons I



## CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

*Action Item:* **5. Discussion and Consideration of appeals if filed under CTCAC Regulation Section 10330(b)(1), and if appeal is granted in its entirety, a 2021 Second Round Reservation of Consolidated Appropriations Act ("CAA") Federal Nine Percent (9%) Low Income Housing Tax Credits (LIHTCs). See Exhibit A for a list of the appealing projects.**  
*Presented by: Anthony Zeto*

*Action Item:* **6. Recommendation for Reservation of 2021 Consolidated Appropriations Act ("CAA") Federal Nine Percent (9%) Low Income Housing Tax Credits (LIHTCs)**  
*Presented by: Anthony Zeto*

A preliminary list of recommended applications can be viewed at:

<https://www.treasurer.ca.gov/ctcac/2021/2021-2nd-Round-9-Preliminary-Recommendations-CAA.pdf>

**NOTE:** The preliminary list of recommended applications is CTCAC staff's preliminary recommendation list and projects on the list may be removed at any time prior to the Committee Meeting.

*Action Item:* **7. Discussion and Consideration of appeals if filed under CTCAC Regulation Section 10330(b)(1) for 2021 Second Round Federal Nine Percent (9%) Low Income Housing Tax Credit (LIHTC) Applications**  
*Presented by: Anthony Zeto*

### **8. Public Comment**

### **9. Adjournment**

#### **FOR ADDITIONAL INFORMATION**

Nancee Robles, Executive Director, CTCAC  
915 Capitol Mall, Room 485, Sacramento, CA 95814  
(916) 654-6340

*This notice may also be found on the following Internet site:*

[www.treasurer.ca.gov/ctcac](http://www.treasurer.ca.gov/ctcac)

\* Interested members of the public may use this number to call in to listen to and/or comment on items before the California Tax Credit Allocation Committee. Additional instructions will be provided to callers once they call the indicated number. This call-in number is provided as an option for public participation but the Committee is not responsible for unforeseen technical difficulties that may occur. The Committee is under no obligation to postpone or delay its meeting in the event such technical difficulties occur during or before the meeting.



## CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

The California Tax Credit Allocation Committee (CTCAC) complies with the Americans with Disabilities Act (ADA) by ensuring that the facilities are accessible to persons with disabilities, and providing this notice and information given to the members of the CTCAC in appropriate alternative formats when requested. If you need further assistance, including disability-related modifications or accommodations, you may contact Tracy Sullivan of CTCAC no later than five calendar days before the meeting at (916) 653-1065 and Telecommunication Device for the Deaf (TDD) at (916) 654-9922.

**Exhibit A**  
**Appeals pursuant to CTCAC Regulation Section 10330(b)(1)\***

1. Discussion and consideration of an appeal filed under CTCAC Regulation Section 10330 on behalf of Paradise Gardens III (CA-21-159) affecting the 2021 Second Round Applications for Reservation of Consolidated Appropriations Act (“CAA”) Federal Nine Percent (9%) Low Income Housing Tax Credits (LIHTCs) **in Butte County**.\*
  - Paradise Gardens III (CA-21-159) is being recommended for Reservation of CAA Federal 9% LIHTCs. The appeal does not affect the placement of the project on the Preliminary Recommendation list.
  
2. Discussion and consideration of an appeal filed under CTCAC Regulation Section 10330 on behalf of Pacific Station South (CA-21-158) affecting the 2021 Second Round Applications for Reservation of CAA Federal Nine Percent (9%) LIHTCs **in Santa Cruz County**.
  - If the appeal for Pacific Station South (CA-21-158) is granted in its entirety, Pacific Station South (CA-21-158) will be recommended for a Reservation of LIHTCs and Pippin Phase II (CA-21-160) will not be recommended for a Reservation of CAA Federal 9% LIHTCs.
  
3. Discussion and consideration of an appeal filed under CTCAC Regulation Section 10330 on behalf of Sun Lodge (CA-21-101) and Avalon Commons – Phase I (CA-21-098) affecting the 2021 Second Round Applications for Reservation of CAA Federal 9% LIHTCs **in Fresno County**.\*
  - If the appeals for Sun Lodge (CA-21-101) and Avalon Commons – Phase I (CA-21-098) are both granted in its entirety, Sun Lodge (CA-21-101) will be recommended for a Reservation of CAA Federal 9% LIHTCs. Sarah’s Court (CA-21-087) will not receive a Reservation of CAA Federal 9% LIHTCs.
  - If the appeal for Sun Lodge (CA-21-101) is granted in its entirety and the appeal Avalon Commons – Phase I (CA-21-098) is not granted in its entirety, Sun Lodge (CA-21-101) will be recommended for a Reservation of CAA Federal 9% LIHTCs. Sarah’s Court (CA-21-087) will not receive a Reservation of CAA Federal 9% LIHTCs.
  - If the appeal for Sun Lodge (CA-21-101) is not granted in its entirety and the appeal Avalon Commons – Phase I (CA-21-098) is granted in its entirety, Avalon Commons – Phase I (CA-21-098) will be recommended for a Reservation of CAA Federal 9% LIHTCs. Sarah’s Court (CA-21-087) will not receive a Reservation of CAA Federal 9% LIHTCs.
  
4. Discussion and consideration of an appeal filed under CTCAC Regulation Section 10330 on behalf of Alexander Valley Apartments (CA-21-135) affecting the 2021 Second Round Applications for Reservation of CAA Federal Nine Percent (9%) LIHTCs **in Sonoma County**.\*
  - If the appeal for Alexander Valley Apartments (CA-21-135) is granted in its entirety, Alexander Valley Apartments (CA-21-135) will be recommended for a Reservation of CAA Federal 9% LIHTCs.

**\*At the time of this publication, it is not known the complete list of applicants will file appeals for consideration by the Committee. CTCAC staff has listed all potential, known appeals.**

5. Discussion and consideration of an appeal filed under CTCAC Regulation Section 10330 on behalf of Parkview Affordable Housing (CA-21-123) affecting the 2021 Second Round Applications for Reservation of CAA Federal Nine Percent (9%) LIHTCs **in the South Region.**\*
  - If the appeal for Parkview Affordable Housing (CA-21-123) is granted in its entirety, Parkview Affordable Housing (CA-21-123) will be recommended for a Reservation of LIHTCs and Rialto Metrolink South (CA-21-128) will not be recommended for a Reservation of CAA Federal 9% LIHTCs.

**\*At the time of this publication, it is not known the complete list of applicants will file appeals for consideration by the Committee. CTCAC staff has listed all potential, known appeals.**