



CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

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DATE: November 26, 2014
TO: California Low Income Housing Tax Credit Stakeholders
FROM: William J. Pavão, Executive Director
SUBJECT: Proposed Waiting List Amendment

The California Tax Credit Allocation Committee (TCAC or the Committee) staff is proposing to add a fourth rural application to the 2014 waiting list for nine percent (9%) tax credits. The reason for this addition is that each of the current three rural waiting list projects has declined an offer of federal 9% credits in the absence of requested State credits. If approved, TCAC would offer remaining 9% credits to the proposed fourth rural project, concluding the waiting list awards for the year.

TCAC staff has also been asked to remind stakeholders how the waiting list is developed and drawn from. The following is a brief summary of how we develop the waiting list.

Regulation Section 10325(h) guides TCAC as to when and how an optional waiting list is to be developed and used. That regulation provides that “at the conclusion of the last reservation cycle of any calendar year” the Committee may establish a waiting list which shall expire on December 31st of the given year unless the Committee specifies another expiration date.

Paragraph (h)(1) states that, if a waiting list is established, returned current year credits shall be made available to waiting list projects from the same set-aside or region as the credits’ origin. Under this provision TCAC established a 2014 rural set-aside waiting list since 2014 rural credits were returned following the second round awards.

Next, paragraph (h)(2) directs TCAC to select waiting list projects from set-asides or geographic regions that left credits unreserved at the conclusion of round two. Only the At-risk set-aside had remaining credits in 2014, and no unfunded at-risk set-aside applications remained following the second round. Therefore, TCAC did not establish a set-aside waiting list (other than the rural waiting list pursuant to paragraph (h)(1)).

Under the authority of paragraph (h)(2), TCAC established a ranked waiting list of geographic apportionment applications starting with the region that left the largest percentage of credits unreserved at the conclusion of round two. This resulted in a waiting list project in each of the following four regions in order: Capital and Northern Region; Orange County; San Diego County; and Central Coast Region.

Finally, if credits were to remain after accounting for set-aside and regional under-reservations following the second round, paragraph (h)(3) directs TCAC to establish a statewide waiting list based upon scores and tiebreaker ranking.

At this time, awarding credits beyond the San Diego County region is highly unlikely in 2014. TCAC will have awarded adequate credit to qualify California for the 2015 National Pool credits upon funding the proposed Rural Set-Aside project and the first three regional waiting list projects.

If you have any additional questions regarding this process, please contact Anthony Zeto at 916-654-6340 or by email at azeto@treasurer.ca.gov.

2014 PRELIMINARY Waiting List

TCAC Regulation §10325(h)

These projects have NOT been reviewed for completeness or threshold regulatory requirements.

December 10, 2014

Project Number	Project Name	City	County	Federal Credit Requested	State Credit Requested*	Point Score	Tie Breaker Score
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§10325(h)(1)							
RURAL SET ASIDE							
CA-14-110	Gustine Garden Apartments	Gustine	Merced	\$280,373	\$1,034,164	148.00	16.037%
CA-14-130	Overland Court Apartments	Los Banos	Merced	\$777,593	\$3,060,141	148.00	15.020%
CA-14-131	Kristen Court Apartments	Live Oak	Sutter	\$1,013,312	\$3,947,971	148.00	13.627%
CA-14-101	Sonoma Springs Family Apartments	Sonoma	Sonoma	\$1,888,330	\$0	148.00	12.911%

§10325(h)(2)							
CAPITAL AND NORTHERN REGION							
CA-14-121	Delta Lane Apartments	West Sacramento	Yolo	\$1,399,860	\$0	148.00	41.292%
ORANGE COUNTY							
CA-14-161	Oakcrest Terrace	Yorba Linda	Orange	\$1,450,516	\$0	148.00	41.007%
SAN DIEGO COUNTY							
CA-14-102	Iowa Street Senior Housing	San Diego	San Diego	\$1,560,441	\$0	148.00	19.290%
CENTRAL COAST REGION							
CA-14-138	Miller Plaza/Stanley Horn Homes	Lompoc	Santa Barbara	\$656,938	\$0	148.00	62.518%

NOTE: The top to bottom order of projects is the order for potential reservations starting with the most undersubscribed geographic region at the top (Capital and Northern Region) to the least geographic region at the bottom (Central Coast Region). Projects that are reserved credit from this waiting list will be accounted against that geographic region's beginning balance in 2015.

NOTE: The waiting list expires on December 31, 2014.

* No state tax credits currently remain in 2014. At this time, TCAC will not be reserving state credits to any projects awarded from this waiting list.

The information presented here is preliminary and is made available for informational purposes only. The information is not binding on the Committee or its staff. It does not represent any final decision of the Committee and should not be relied upon as such. Interested parties are cautioned that any action taken in reliance on the preliminary information is taken at the parties' own risk as the information presented is subject to change at any time until formally adopted by the Committee at a duly noticed meeting.