

2026 9% Waiting List
CTCAC Regulation §10325(h)
October 6, 2026

\$10325(h)(1)							
Project Number	Project Name	Housing Type	City	Federal Credit Requested	State Credit Requested	Point Score*	Tie Breaker Score*
NONPROFIT SET-ASIDE							
CA-26-100	Paseo Del Rey Apartments	Special Needs	Chula Vista	\$2,800,000	\$9,874,454	109.00	61.655%
CA-26-067	Aspan Court Apartments	Large Family	Lake Forest	\$2,800,000	\$4,430,940	109.00	36.376%
CA-26-109	Highland Senior Apartments	Seniors	Highland	\$2,800,000	\$11,769,633	109.00	20.585%
RURAL SET-ASIDE							
CA-26-076	Riverview Apartments	At-Risk	Paso Robles	\$970,576	\$0	109.00	43.324%
CA-26-105	Mission Village Affordable Phase I	Large Family	Valencia	\$2,800,000	\$7,483,139	109.00	43.070%
CA-26-065	Saggio Hills Phase III	Large Family	Healdsburg	\$1,339,843	\$3,843,017	109.00	32.431%
AT-RISK SET-ASIDE							
CA-26-098	Villas at Parkside	At-Risk	Turlock	\$2,488,461	\$8,219,099	109.00	16.145%
SPECIAL NEEDS SET-ASIDE							
CA-26-100	Paseo Del Rey Apartments	Special Needs	Chula Vista	\$2,800,000	\$9,874,454	109.00	61.655%
CA-26-123	Swift Avenue Apartments	Special Needs	San Diego	\$2,326,803	\$0	109.00	56.701%
CENTRAL VALLEY REGION							
CA-26-075	Lodi Commons	Seniors	Lodi	\$1,297,898	\$0	109.00	92.890%
CA-26-084	135 Osmun Apartments	Seniors	Clovis	\$1,608,685	\$3,300,000	109.00	59.484%
CA-26-098	Villas at Parkside	At-Risk	Turlock	\$2,488,461	\$8,219,099	109.00	16.145%
SAN DIEGO COUNTY							
CA-26-100	Paseo Del Rey Apartments	Special Needs	Chula Vista	\$2,800,000	\$9,874,454	109.00	61.655%
CA-26-123	Swift Avenue Apartments	Special Needs	San Diego	\$2,326,803	\$0	109.00	56.701%
INLAND EMPIRE REGION							
CA-26-109	Highland Senior Apartments	Seniors	Highland	\$2,800,000	\$11,769,633	109.00	20.585%
EAST BAY REGION							
CA-26-118	Park Street Apartments	Seniors	Moraga	\$2,500,000	\$0	109.00	14.412%
ORANGE COUNTY							
CA-26-096	Milton Manor	Seniors	Westminster	\$2,500,000	\$0	109.00	49.982%
CA-26-067	Aspan Court Apartments	Large Family	Lake Forest	\$2,800,000	\$4,430,940	109.00	36.376%
CENTRAL COAST REGION							
CA-26-113	Santa Clara Apartments	Special Needs	Ventura	\$2,307,757	\$0	109.00	62.909%
CA-26-114	Pacific Avenue Apartments	Seniors	Santa Cruz	\$2,500,000	\$0	109.00	13.836%
NORTHERN REGION							
CA-26-107	Ridley Family Apartments	Large Family	Santa Rosa	\$1,891,724	\$0	109.00	15.911%

*Point and/or final tie-breaker scores may not have been completed and self-scores may be reflected above.

- These projects have not been reviewed for completeness or threshold regulatory requirements, and may not have been reviewed for scoring.
- Only the highest ranked project in a given region may be considered for reservation. The ranking order is subject to change as CTCAC staff completes the review process.
- Except for Set-Aside projects, credits reserved from projects on this waiting list will be counted against that geographic region's starting balance in 2027.

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§10325(h)(2)**							
Project Number	Project Name	Housing Type	City	Federal Credit	State Credit	Point	Tie
INLAND EMPIRE REGION							
CA-26-109	Highland Senior Apartments	Seniors	Highland	\$2,800,000	\$11,769,633	109.00	20.585%
CENTRAL VALLEY REGION							
CA-26-075	Lodi Commons	Seniors	Lodi	\$1,297,898	\$0	109.00	92.890%
CA-26-084	135 Osmun Apartments	Seniors	Clovis	\$1,608,685	\$3,300,000	109.00	59.484%
CA-26-098	Villas at Parkside	At-Risk	Turlock	\$2,488,461	\$8,219,099	109.00	16.145%
EAST BAY REGION							
CA-26-118	Park Street Apartments	Seniors	Moraga	\$2,500,000	\$0	109.00	14.412%
CENTRAL COAST REGION							
CA-26-113	Santa Clara Apartments	Special Needs	Ventura	\$2,307,757	\$0	109.00	62.909%
CA-26-114	Pacific Avenue Apartments	Seniors	Santa Cruz	\$2,500,000	\$0	109.00	13.836%
NORTHERN REGION							
CA-26-107	Ridley Family Apartments	Large Family	Santa Rosa	\$1,891,724	\$0	109.00	15.911%
ORANGE COUNTY							
CA-26-096	Milton Manor	Seniors	Westminster	\$2,500,000	\$0	109.00	49.982%
CA-26-067	Aspan Court Apartments	Large Family	Lake Forest	\$2,800,000	\$4,430,940	109.00	36.376%
SAN DIEGO COUNTY							
CA-26-100	Paseo Del Rey Apartments	Special Needs	Chula Vista	\$2,800,000	\$9,874,454	109.00	61.655%
CA-26-123	Swift Avenue Apartments	Special Needs	San Diego	\$2,326,803	\$0	109.00	56.701%
*Point and/or final tie-breaker scores may not have been completed and self-scores may be reflected above.							
**The top to bottom order of geographic regions only is the order for potential reservations starting with the most undersubscribed geographic region. The list starts with the most							
1. These projects have <u>not</u> been reviewed for completeness or threshold regulatory requirements, and may <u>not</u> have been reviewed for scoring.							
2. Only the <u>highest</u> ranked project in a given region may be considered for reservation. The ranking order is subject to change as CTCAC staff completes the review process.							
3. Credits reserved from projects on this waiting list will be counted against that geographic region's starting balance in 2027.							
§10325(h)(3)							
Project Number	Project Name	Housing Type	City	Federal Credit	State Credit	Point	Tie
CA-26-075	Lodi Commons	Seniors	Lodi	\$1,297,898	\$0	109.00	92.890%
CA-26-113	Santa Clara Apartments	Special Needs	Ventura	\$2,307,757	\$0	109.00	62.909%
CA-26-100	Paseo Del Rey Apartments	Special Needs	Chula Vista	\$2,800,000	\$9,874,454	109.00	61.655%
CA-26-084	135 Osmun Apartments	Seniors	Clovis	\$1,608,685	\$3,300,000	109.00	59.484%
CA-26-123	Swift Avenue Apartments	Special Needs	San Diego	\$2,326,803	\$0	109.00	56.701%
CA-26-096	Milton Manor	Seniors	Westminster	\$2,500,000	\$0	109.00	49.982%
CA-26-076	Riverview Apartments	At-Risk	Paso Robles	\$970,576	\$0	109.00	43.324%
CA-26-105	Mission Village Affordable Phase I	Large Family	Valencia	\$2,800,000	\$7,483,139	109.00	43.070%
CA-26-067	Aspan Court Apartments	Large Family	Lake Forest	\$2,800,000	\$4,430,940	109.00	36.376%
CA-26-065	Saggio Hills Phase III	Large Family	Healdsburg	\$1,339,843	\$3,843,017	109.00	32.431%
CA-26-109	Highland Senior Apartments	Seniors	Highland	\$2,800,000	\$11,769,633	109.00	20.585%
CA-26-098	Villas at Parkside	At-Risk	Turlock	\$2,488,461	\$8,219,099	109.00	16.145%
CA-26-107	Ridley Family Apartments	Large Family	Santa Rosa	\$1,891,724	\$0	109.00	15.911%
CA-26-097	298 Niblick Senior Apartments	Seniors	Paso Robles	\$1,517,323	\$5,057,736	109.00	14.474%
CA-26-118	Park Street Apartments	Seniors	Moraga	\$2,500,000	\$0	109.00	14.412%
CA-26-114	Pacific Avenue Apartments	Seniors	Santa Cruz	\$2,500,000	\$0	109.00	13.836%
CA-26-116	Acorn Valley Plaza Phase II	Large Family	Ukiah	\$1,304,793	\$0	107.00	4.378%
*Point and/or final tie-breaker scores may not have been completed and self-scores may be reflected above. The general pool list above is in order of point score and final tie breaker score							
1. Some projects have <u>not</u> been reviewed for completeness or threshold regulatory requirements, and may <u>not</u> have been reviewed for scoring.							
2. The ranking order is subject to change as CTCAC staff completes the review process.							
3. Except for Rural projects, credits reserved from projects on this waiting list will be counted against that geographic region's starting balance in 2027.							
4. Credit will not be reserved if there are insufficient tax credits to fully fund the next ranked application pursuant to §10325(h)(4), except that CTCAC may exceed the amount of available							