



CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

915 Capitol Mall, Suite 485
Sacramento, CA 95814
p (916) 654-6340
f (916) 654-6033
ctcac@treasurer.ca.gov
www.treasurer.ca.gov/ctcac

MEMBERS

BILL LOCKYER, CHAIRMAN
State Treasurer

JOHN CHIANG
State Controller

MICHAEL COHEN
Director of Finance

EXECUTIVE DIRECTOR

William J. Pavão

DATE: July 3, 2014

TO: 2014 Competitive Low Income Housing Tax Credit Applicants

FROM: Anthony Zeto, Development Section Chief

RE: Competitive Tax Credit Applications Received - REVISED

The application deadline for 2014 second round low income housing tax credit applications was on Tuesday, July 1, 2014. The California Tax Credit Allocation Committee (TCAC) received a total of 88 nine percent (9%) applications and nine (9) four percent (4%) applications (requesting federal and state tax credits) in the second round of 2014. TCAC staff has provided a quick summary of the projects received. As you know, the project information provided on this document is "as applied" in the application and has not been verified by TCAC staff. Please review the attached list to assure that if you did submit an application, it is on this list. If you notice that your application is not on the attached list or if there are any errors, please contact your regional analyst as soon as possible.

TCAC staff will prepare a more detailed applicant list in Microsoft (MS) Excel format that is expected to be posted next week. In addition to the applicant list, TCAC will also be posting the following worksheets in portable document format (PDF) from the MS Excel version of all the applications submitted in the first round:

- Application
- Sources and Uses Budget
- Basis and Credits
- Point System
- Final Tie Breaker Self-Score
- 15 Year Pro Forma

If you have any questions, please contact your regional analyst by phone or email at the following link: <http://www.treasurer.ca.gov/ctcac/assignments.pdf>

Enclosure

Nine Percent (9%) Applications
2014 Second Round (as Applied) - REVISED

TCAC NUMBER	PROJECT NAME	HOUSING TYPE	FEDERAL CREDIT REQUESTED	STATE CREDIT REQUESTED	POINTS SELF SCORE TOTAL	TIE-BREAKER SELF SCORE	SET ASIDE	REGION
CA-14-086	94th and International Apartments	Large Family	\$1,476,236	\$0	148.00	48.071% N/A		North and East Bay Region
CA-14-087	Promenade at Creekside	Large Family	\$2,036,749	\$0	148.00	53.403% N/A		San Diego County
CA-14-088	Snapdragon Place Apartments Phase II	Large Family	\$635,096	\$0	148.00	16.396% Nonprofit		Central Coast Region
CA-14-089	Holt & Hamilton Family Apartments	Large Family	\$1,557,010	\$0	148.00	27.367% N/A		Balance of Los Angeles County
CA-14-090	Junsay Oaks Senior Apartments	Seniors	\$680,099	\$0	148.00	87.478% Nonprofit		Central Coast Region
CA-14-091	Nevada Woods Apartments	Large Family	\$571,380	\$0	148.00	29.288% Rural		N/A
CA-14-092	Harper Crossing	Seniors	\$582,143	\$2,268,088	148.00	65.151% Nonprofit		North and East Bay Region
CA-14-093	Tabora Gardens Senior Apartments	Seniors	\$1,287,127	\$5,014,781	148.00	42.629% Nonprofit		North and East Bay Region
CA-14-094	Santa Fe Townhomes	Large Family	\$395,823	\$0	148.00	30.257% Nonprofit		Central Valley Region
CA-14-095	Hunters View Block 10	Large Family	\$2,500,000	\$0	138.00	36.904% N/A		San Francisco County
CA-14-096	Filbert Townhomes	Large Family	\$1,170,921	\$0	148.00	48.126% Nonprofit		North and East Bay Region
CA-14-097	Tienda Drive Senior Apartments	Seniors	\$1,078,833	\$4,203,246	148.00	21.902% Nonprofit		Central Valley Region
CA-14-098	1110 Jackson	Large Family	\$1,494,563	\$5,822,974	148.00	58.210% Nonprofit		North and East Bay Region
CA-14-099	Sugar Pine Apartments	Large Family	\$1,100,064	\$0	148.00	7.057% N/A		Central Valley Region
CA-14-100	Met North	Large Family	\$1,771,048	\$0	148.00	60.240% Nonprofit		South and West Bay Region
CA-14-101	Sonoma Springs Family Apartments	Large Family	\$1,888,330	\$0	148.00	12.911% Rural		N/A
CA-14-102	Iowa Street Senior Housing	Seniors	\$1,560,441	\$0	148.00	20.043% N/A		San Diego County
CA-14-103	Jardin de las Rosas	Large Family	\$1,060,233	\$0	148.00	39.359% Nonprofit		Central Coast Region
CA-14-104	6800 Mission Family Housing	Large Family	\$1,247,306	\$0	148.00	59.754% Nonprofit		South and West Bay Region
CA-14-105	Atmosphere	Special Needs / Large Family	\$1,881,282	\$5,638,207	148.00	61.431% NPHA		San Diego County
CA-14-106	Escondido Site (to be renamed)	Special Needs	\$515,043	\$1,543,584	148.00	37.271% NPHA		San Diego County
CA-14-107	Bloomington Housing, Phase I	Large Family	\$1,486,175	\$0	148.00	65.592% N/A		Inland Empire Region
CA-14-108	Visalia Village	Large Family	\$388,267	\$1,512,729	148.00	34.892% N/A		Central Valley Region
CA-14-109	Mountain View Townhomes	Large Family	\$374,495	\$1,459,072	148.00	29.809% Nonprofit		Central Valley Region
CA-14-110	Gustine Garden Apartments	At-Risk	\$280,373	\$1,034,164	148.00	16.037% Rural		N/A
CA-14-111	Sutterview Apartments	Seniors	\$883,598	\$3,442,588	148.00	63.202% Nonprofit		Capital and Northern Region
CA-14-112	Cannery Lofts	Large Family	\$854,870	\$3,330,661	148.00	41.144% N/A		Capital and Northern Region
CA-14-113	Summer Park II Apartments	Large Family	\$803,129	\$0	148.00	5.606% Rural		N/A
CA-14-114	Mirage Town Homes	Large Family	\$490,366	\$0	148.00	8.332% N/A		City of Los Angeles
CA-14-115	Orchard Village Apartments	Large Family	\$1,188,267	\$0	148.00	30.705% Rural		N/A
CA-14-116	Sherwood Manor Apartments	Seniors	\$376,130	\$0	148.00	41.018% Rural		N/A
CA-14-117	Calico Family Apartments	Large Family	\$1,122,484	\$0	148.00	4.639% Rural		N/A
CA-14-118	Depot & Cornerstone Apartments	Large Family	\$2,016,133	\$0	148.00	25.948% N/A		Orange County
CA-14-119	Casa Del Pueblo Senior Apartments	At-Risk	\$2,471,464	\$9,678,414	148.00	64.124% At-Risk		South and West Bay Region
CA-14-120	Lincoln Avenue Apartments	Large Family	\$1,958,000	\$0	148.00	43.323% N/A		Orange County
CA-14-121	Delta Lane Apartments	Large Family	\$1,399,860	\$0	148.00	43.134% Nonprofit		Capital and Northern Region
CA-14-122	Trinity River Elder's Village	Seniors	\$387,856	\$0	140.00	23.472% Rural (Native American apportionment)		N/A
CA-14-123	Woodlake Terrace	Large Family	\$500,979	\$1,951,866	148.00	6.627% Rural		N/A
CA-14-124	Green Valley Homes	Large Family	\$1,290,930	\$0	148.00	5.315% Rural		N/A

Nine Percent (9%) Applications
2014 Second Round (as Applied) - REVISED

TCAC NUMBER	PROJECT NAME	HOUSING TYPE	FEDERAL CREDIT REQUESTED	STATE CREDIT REQUESTED	POINTS SELF SCORE TOTAL	TIE-BREAKER SELF SCORE	SET ASIDE	REGION
CA-14-125	Valley View Homes	Large Family	\$1,023,795	\$3,988,810	148.00	34.133%	Rural (Section 514)	N/A
CA-14-126	Winters Senior Center Apartments	Seniors	\$332,480	\$1,295,378	148.00	46.458%	Rural	N/A
CA-14-127	Woodfords LIHTC	Large Family	\$560,592	\$1,716,780	148.00	41.142%	Rural (Native American apportionment)	N/A
CA-14-128	Golden Inn & Village Senior	Seniors	\$1,462,874	\$0	148.00	35.853%	Rural	N/A
CA-14-129	The Woodlands	Large Family	\$1,559,379	\$0	148.00	34.240%	N/A	Capital and Northern Region
CA-14-130	Overland Court Apartments	Seniors	\$777,593	\$3,060,141	148.00	15.020%	Rural	N/A
CA-14-131	Kristen Court Apartments	Large Family	\$1,013,312	\$3,947,971	148.00	13.627%	Rural	N/A
CA-14-132	Riverbank Central Apartments	Large Family	\$1,116,384	\$4,349,549	148.00	7.811%	Rural	N/A
CA-14-133	Ocean Street Apartments	Large Family	\$1,674,928	\$0	148.00	25.858%	N/A	Central Coast Region
CA-14-134	Santa Ines Senior Villas	Seniors	\$949,909	\$0	148.00	40.111%	N/A	Orange County
CA-14-135	Holt Family Apartments	Special Needs / Large Family	\$1,411,058	\$5,286,180	148.00	5.008%	Nonprofit	Balance of Los Angeles County
CA-14-136	Mosaic Gardens at Monterey Park	Large Family	\$623,052	\$0	148.00	41.504%	Nonprofit	Balance of Los Angeles County
CA-14-137	Golden Inn & Village Family	Large Family	\$854,343	\$0	148.00	31.687%	Rural	N/A
CA-14-138	Miller Plaza/Stanley Horn Homes	Seniors	\$656,938	\$0	148.00	62.518%	N/A	Central Coast Region
CA-14-139	Laguna Commons	Special Needs / Large Family	\$2,135,774	\$6,465,575	148.00	33.347%	NPHA	North and East Bay Region
CA-14-140	Pacific Hawaiian Apartments	Large Family	\$1,382,391	\$0	148.00	35.051%	N/A	Orange County
CA-14-141	Tiki Apartments	Special Needs	\$701,550	\$2,026,763	148.00	25.568%	Special Needs/SRO	Balance of Los Angeles County
CA-14-142	Haciendas Senior Development	Seniors	\$880,424	\$0	148.00	29.243%	Rural	N/A
CA-14-143	Creamery Row Townhomes (Redwood Pond)	Large Family	\$621,334	\$0	148.00	27.886%	Rural	N/A
CA-14-144	Civic Center 14 TOD	Large Family	\$1,247,466	\$0	148.00	34.344%	N/A	North and East Bay Region
CA-14-145	Summerhouse Apartments Phase 3	Large Family	\$489,167	\$0	148.00	24.436%	Nonprofit	Inland Empire Region
CA-14-146	Jackson Manor Apartments & Lassen View Apartments	At-Risk	\$706,615	\$0	148.00	25.206%	Rural	N/A
CA-14-147	Mobley Lane Apartments (aka Greystone Apartments)	Large Family	\$604,176	\$0	148.00	49.103%	N/A	Inland Empire Region
CA-14-148	Zettie Miller's Haven	Special Needs	\$1,251,164	\$3,747,851	148.00	46.377%	Special Needs/SRO	Central Valley Region
CA-14-149	Juniper Terrace Apartments	Seniors	\$402,972	\$0	148.00	32.080%	Rural	N/A
CA-14-150	West Sac Family Apartments	Large Family	\$1,181,656	\$4,603,855	148.00	27.290%	N/A	Capital and Northern Region
CA-14-151	Palmer Villas Family Apartments	Large Family	\$1,018,131	\$0	148.00	8.808%	Rural	N/A
CA-14-152	Washington 722 TOD	Large Family	\$1,727,004	\$0	148.00	28.925%	N/A	City of Los Angeles
CA-14-153	Vista Montana Phase II Apartments	Large Family	\$1,149,993	\$0	148.00	30.017%	N/A	Inland Empire Region
CA-14-154	Heritage Square Senior Housing	Seniors	\$1,476,589	\$0	148.00	60.993%	Nonprofit	Balance of Los Angeles County
CA-14-155	Crest Apartments	Special Needs	\$1,198,306	\$3,591,326	148.00	61.532%	NPHA	City of Los Angeles
CA-14-156	Beverly Terrace	Special Needs	\$928,428	\$2,782,500	148.00	55.330%	NPHA	City of Los Angeles
CA-14-157	Almond Village	Large Family	\$1,056,957	\$4,116,393	148.00	30.909%	Rural (Section 514)	N/A
CA-14-158	Sonata at Riverpark	Large Family	\$691,147	\$2,692,778	148.00	42.950%	N/A	Central Coast Region
CA-14-159	Crossroads at Rialto	Seniors	\$1,753,722	\$0	148.00	37.253%	N/A	Inland Empire Region
CA-14-160	5400 Hollywood Family Apartments	Large Family	\$1,325,087	\$0	148.00	32.189%	N/A	City of Los Angeles
CA-14-161	Oakcrest Terrace	Large Family	\$1,450,516	\$0	148.00	41.007%	Nonprofit	Orange County
CA-14-162	Val 9 Apartments	Large Family	\$1,139,951	\$0	148.00	60.850%	N/A	Inland Empire Region
CA-14-163	Mar Vista Union Apartments	Special Needs	\$586,818	\$0	148.00	82.933%	Nonprofit	Balance of Los Angeles County
CA-14-164	St. Stephens Senior Housing	Seniors	\$841,211	\$0	148.00	52.109%	Nonprofit	Central Coast Region

Nine Percent (9%) Applications
2014 Second Round (as Applied) - REVISED

TCAC NUMBER	PROJECT NAME	HOUSING TYPE	FEDERAL CREDIT REQUESTED	STATE CREDIT REQUESTED	POINTS SELF SCORE TOTAL	TIE- BREAKER SELF SCORE	SET ASIDE	REGION
CA-14-165	Mercy Arc Housing - 1500 Page Street	Special Needs	\$688,504	\$0	131.00	80.758% Special Needs/SRO*	San Francisco County	
CA-14-166	Pueblo Bonito	Seniors	\$1,904,370	\$0	128.00	6.591% N/A	Balance of Los Angeles County	
CA-14-167	San Lorenzo Senior Housing	Seniors	\$829,046	\$3,230,049	148.00	73.361% Nonprofit	North and East Bay Region	
CA-14-168	Arlington Square	Special Needs	\$920,738	\$2,759,456	148.00	55.547% NPHA	City of Los Angeles	
CA-14-169	Marmion Way Apartments	Special Needs	\$781,693	\$2,342,735	148.00	78.010% Special Needs/SRO	City of Los Angeles	
CA-14-170	Santa Rita Village II	Large Family	\$343,148	\$0	148.00	38.336% Nonprofit	Central Coast Region	
CA-14-171	Santa Cecilia Apartments	Large Family	\$2,164,784	\$0	148.00	26.827% N/A	City of Los Angeles	
CA-14-172	Cal Weber 40 Apartments	Large Family	\$934,287	\$0	148.00	35.400% N/A	Central Valley Region	
CA-14-173	Fulton West/Cedar Heights Scattered Site	Large Family	\$521,284	\$2,030,976	148.00	42.044% N/A	Central Valley Region	

* Did not select a set aside, but will compete first in the Special Needs/SRO set aside (TCAC Regulation Section 10315)

Tax-Exempt Bond Financed Projects (4% Application) Requesting Federal and State Tax Credits
2014 Second Round (as Applied)

TCAC NUMBER	PROJECT NAME	HOUSING TYPE	FEDERAL CREDIT REQUESTED	STATE CREDIT REQUESTED	POINTS SELF SCORE TOTAL	TIE- BREAKER SELF SCORE	REGION
CA-14-877	Tuolumne Apartments	Non-Targeted	\$211,514	\$604,354	116.00	61.243%	Central Valley Region
CA-14-878	Heritage Commons Phase 2	Seniors	\$416,938	\$1,613,089	126.00	59.580%	North and East Bay Region
CA-14-879	Maple Park Phase 2	Seniors	\$256,417	\$992,088	126.00	63.887%	Capital and Northern Region
CA-14-880	Ocean View Manor	Seniors	\$180,564	\$214,543	112.00	23.401%	Central Coast Region
CA-14-881	Los Robles Terrace	Seniors	\$187,895	\$266,627	114.00	21.704%	Central Coast Region
CA-14-882	Sierra Vista Apartments	Seniors	\$683,998	\$1,691,266	126.00	64.078%	Capital and Northern Region
CA-14-883	Downtown Hayward Senior Apartments	Special Needs / Seniors	\$874,096	\$3,381,919	126.00	46.045%	North and East Bay Region
CA-14-884	Auburn Villa Apartments	At-Risk	\$227,973	\$882,036	126.00	28.305%	Capital and Northern Region
CA-14-885	Firebaugh Garden Apartments & Mendota Village Apartments	Large Family	\$256,059	\$209,977	116.00	64.964%	Central Valley Region