



CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

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www.treasurer.ca.gov/ctcac

MEETING NOTICE

AGENDA

MEETING DATE:
October 20, 2021

TIME:
11:00 AM

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

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

BOARD MEMBERS (voting)
FIONA MA, CPA, CHAIR
State Treasurer
BETTY YEE
State Controller
KEELY MARTIN BOSLER
Director of Finance
GUSTAVO VELASQUEZ
Director of HCD
TIENA JOHNSON HALL
Executive Director of CalHFA
DIRECTOR
NANCEE ROBLES
Executive Director

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 29, 2021 Meeting

3. Executive Director's Report
Presented by: Nancee Robles

Action Item: 4. Discussion and Consideration of appeals if filed under CTCAC Regulation Section 10330(b)(1),
and if appeal is granted in its entirety, a Reservation of 2021 Second Round Consolidated
Appropriations Act ("CAA") Federal Nine Percent (9%) Low Income Housing Tax Credits
(LIHTCs).
Presented by: Anthony Zeto

Table with 2 columns: Project #, Project Name. Row 1: CA-21-135, Alexander Valley Apartments

Action Item: 5. Recommendation for Reservation of 2021 Second Round Consolidated Appropriations Act
("CAA") Federal Nine Percent (9%) Low Income Housing Tax Credits (LIHTCs)
Presented by: Anthony Zeto

Table with 2 columns: Project #, Project Name. Row 1: CA-21-133, Clinton Avenue Apartments



CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Action Item: **6. Discussion and Consideration of appeals if filed under CTCAC Regulation Section 10330(b)(1), and if appeal is granted in its entirety, a Reservation of 2021 Second Round Federal Nine Percent (9%) and State Low Income Housing Tax Credits (LIHTCs). See Exhibit A for a list of the appealing projects.**
Presented by: Anthony Zeto

Action Item: **7. Recommendation for Reservation of 2021 Second Round Federal Nine Percent (9%) and State 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/2021/9percent-Preliminary-Recommendations.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: **8. Recommendation of a Resolution establishing a Waiting List of pending applications for a Reservation of 2021 Second Round Consolidated Appropriations Act ("CAA") Federal Nine Percent (9%) Low Income Housing Tax Credits (LIHTCs), provided that credit remains available and such applications are complete, eligible and financially feasible**

Presented by: Anthony Zeto

A preliminary waiting list of pending applications can be viewed on the CTCAC website:

<https://www.treasurer.ca.gov/ctcac/2021/2021-proposed-9percent-CAA.pdf>

Action Item: **9. Recommendation of a Resolution establishing a Waiting List of pending applications for a Reservation of 2021 Second Round Federal Nine Percent (9%) and State Low Income Housing Tax Credits (LIHTCs), provided that credit remains available and such applications are complete, eligible and financially feasible**

Presented by: Anthony Zeto

A preliminary waiting list of pending applications can be viewed on the CTCAC website:

<https://www.treasurer.ca.gov/ctcac/2021/2021-proposed-9percent.pdf>

Action Item: **10. Discussion of Direction for Working Group in Regulation Development**
Presented by: Anthony Zeto

Action Item: **11. Discussion of Tax-Exempt Bond Financed Projects (4% Projects) Requesting Limited State Tax Credits**
Presented by: Anthony Zeto



CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

12. Public Comment

13. 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

* 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.

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 Eureka 7th & Myrtle Affordable Housing (CA-21-070) affecting the 2021 Second Round Applications for Reservation of Federal Nine Percent (9%) Low Income Housing Tax Credits (LIHTCs) **in the Rural Set-Aside**.
 - Eureka 7th & Myrtle Affordable Housing (CA-21-070) is being recommended for Reservation of 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 The Laurel (CA-21-115) affecting the 2021 Second Round Applications for Reservation of Federal Nine Percent (9%) LIHTCs **in Balance of Los Angeles County**.
 - The Laurel (CA-21-115) is being recommended for Reservation of Federal 9% LIHTCs. The appeal does not affect the placement of the project on the Preliminary Recommendation list.
3. Discussion and consideration of an appeal filed under CTCAC Regulation Section 10330 on behalf of Heritage Square South (CA-21-177) affecting the 2021 Second Round Applications for Reservation of Federal Nine Percent (9%) LIHTCs **in Balance of Los Angeles County**.
 - If the appeal for Heritage Square South (CA-21-177) is granted in its entirety, Heritage Square South (CA-21-177) will be recommended for a Reservation of LIHTCs and The Laurel (CA-21-115) will not be recommended for a Reservation of Federal 9% LIHTCs.
4. Discussion and consideration of an appeal filed under CTCAC Regulation Section 10330 on behalf of Sun Lodge (CA-21-101) affecting the 2021 Second Round Applications for Reservation of Federal Nine Percent (9%) LIHTCs **in the Central Valley Region**.
 - Sun Lodge (CA-21-101) is being recommended for Reservation of Federal 9% LIHTCs. The appeal does not affect the placement of the project on the Preliminary Recommendation list.
5. Discussion and consideration of an appeal filed under CTCAC Regulation Section 10330 on behalf of San Jacinto Manor (CA-21-170) affecting the 2021 Second Round Applications for Reservation of Federal Nine Percent (9%) LIHTCs **in the Inland Empire Region**.
 - If the appeal for San Jacinto Manor (CA-21-170) is granted in its entirety, San Jacinto Manor (CA-21-170) will be recommended for a Reservation of LIHTCs.
6. Discussion and consideration of an appeal filed under CTCAC Regulation Section 10330 on behalf of Tahiti Apartment Homes (CA-21-096) affecting the 2021 Second Round Applications for Reservation of Federal Nine Percent (9%) LIHTCs **in Orange County**.
 - If the appeal for Tahiti Apartment Homes (CA-21-096) with regard to the point score reduction is granted in its entirety, Tahiti Apartment Homes (CA-21-096) will be recommended for a Reservation of LIHTCs and Anaheim Midway (CA-21-107) will not be recommended for a Reservation of Federal 9% LIHTCs.

7. Discussion and consideration of an appeal filed under CTCAC Regulation Section 10330 on behalf of Bay Oaks Apartments (CA-21-150) affecting the 2021 Second Round Applications for Reservation of Federal Nine Percent (9%) LIHTCs **in the South and West Bay Region.***
 - Bay Oaks Apartments (CA-21-150) is being recommended for Reservation of Federal 9% LIHTCs. The appeal does not affect the placement of the project on the Preliminary Recommendation list.

8. Discussion and consideration of an appeal filed under CTCAC Regulation Section 10330 on behalf of Westview Village II (CA-21-117) affecting the 2021 Second Round Applications for Reservation of Federal Nine Percent (9%) LIHTCs **in Central Coast Region.***
 - If the appeal for Westview Village II (CA-21-117) with regard to the disqualification is granted in its entirety, Westview Village II (CA-21-117) will be recommended for a Reservation of LIHTCs and Cypress & 7th (CA-21-076) will not be recommended for a Reservation of Federal 9% LIHTCs.

9. Discussion and consideration of an appeal filed under CTCAC Regulation Section 10330 on behalf of Vivalon Healthy Aging Campus (CA-21-164) affecting the 2021 Second Round Applications for Reservation of Federal Nine Percent (9%) LIHTCs **in the Northern Region.***
 - Vivalon Healthy Aging Campus (CA-21-164) is being recommended for Reservation of Federal 9% LIHTCs. The appeal does not affect the placement of the project on the Preliminary Recommendation list.

***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.**