California Tax Credit Allocation Committee

CTCAC
Committee Meeting
Wednesday, January 19, 2022
11:15 AM or Upon Adjournment of the CDLAC Meeting

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

915 Capitol Mall, Suite 311
Sacramento, CA 95814
p (916) 654-6340
f (916) 654-6033
www.treasurer.ca.gov/ctcac

MEETING NOTICE

AGENDA

MEETING DATE:
January 19, 2022

TIME:
11:15 AM or Upon Adjournment of the CDLAC Meeting

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

Members of the public are invited to participate remotely via TEAMS or telephone.*

Click here to Join Teams Meeting (full link below)

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 December 22, 2021 Meeting**

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

Action Item: 4. **Recommendation for Reservation of Federal Four Percent (4%) Low Income Housing Tax Credits (LIHTCs) for Tax-Exempt Bond Financed Projects**
   Presented by: Anthony Zeto

Project #	Project Name	Project #	Project Name
CA-21-683	Aspen Wood Apartments	CA-21-717	Sendero
CA-21-700	MacArthur Studios	CA-21-755	Vintage at University Glen
CA-21-707	Vista Lane Family Homes	CA-21-760	600 7th Street
CA-21-709	Centennial Square Apartments		

Action Item:

5. **Recommendation of Establishing a Minimum Point Requirement for the Competitive 2022 Applications**
   Presented by: Anthony Zeto

6. **Public Comment**

7. **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

* Due to the state of emergency related to the COVID-19 pandemic, AB 361 (Chapter 165, Statutes of 2021) authorizes a state body to hold public meetings through teleconferencing and to make public meetings accessible telephonically, or otherwise electronically, to all members of the public seeking to observe and address the state body. Since there is an ongoing surge in COVID-19 cases caused by the Omicron variant, Governor Gavin Newsom signed Executive Order N-1-22 on January 5, 2022, to authorize a state body to continue to conduct meetings in this manner until March 31, 2022.

Interested members of the public may use the call-in number or TEAMS to listen to and/or comment on items before the California Debt Limit Allocation Committee. Additional instructions will be provided to participants once they call the indicated number or join via TEAMS. The call-in number and TEAMS information are 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 no later than five calendar days before the meeting at (916) 653-4367 and Telecommunication Device for the Deaf (TDD) at (916) 654-9922.

Full TEAMS Link
https://teams.microsoft.com/l/meetup-join/19%3ameeting_OTA5Njc3NmMtNjY1My00ZmFkLWE1MWYtNGJlNjAxYWY5ZjZi%40thread.v2/0?context=%7b%22Tid%22%3a%223bee5c8a-6cb4-4c10-a77b-cd2eaeb7534e%22%2c%22Oid%22%3a%226f508fe0-4cf8-4f2f-9e3d-4a9f8e1c293f%22%7d

AGENDA ITEM 2

Approval of the Minutes of the December 22, 2021 Meeting

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Minutes of the December 22, 2021 Meeting

1. Call to Order and Roll Call

State Treasurer Fiona Ma chaired the meeting of the California Tax Credit Allocation Committee (CTCAC). Treasurer Ma called the meeting to order at 11:15 a.m. Also, present Anthony Sertich for State Controller Betty Yee; Gayle Miller for Department of Finance (DOF) Director Keely Martin Bosler; California Housing Finance Agency (CalHFA) Executive Director Tiena Johnson Hall and California Department of Housing and Community Development (HCD) Director Gustavo Velasquez.

City Representative Vivian Moreno and County Representative Terra Lawson-Remer were absent.

2. Approval of the Minutes of the December 8, 2021 Meeting

MOTION: Ms. Miller moved to approve the December 8, 2021 Meeting Minutes. Mr. Velasquez seconded, and the motion passed unanimously via a roll call vote.

3. Executive Director's Report

CTCAC Executive Director, Nancee Robles stated that she and the Treasurer attended a grand opening event for Main Street Plaza Apartments and Annex on Main in Roseville. The unique hybrid project received bond allocation and tax credits in 2018 and now occupied by residents who were homeless, on the verge of homelessness, special needs and veterans. Ms. Robles described the facility as a beautiful structure in Old Roseville near transportation and amenities.

Ms. Robles discussed transparency and the public's access to meetings. She explained that the public is invited to participate in the meetings using the Zoom meeting platform or the public phone line. She added that all meeting materials are available and accessible on the CTCAC website in advance of the meeting. In the event a presentation takes place during the meeting, the presentation will be shared on the screen with the viewers as well as available and accessible on the CTCAC website.

- End of Executive Director's Report

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

Mr. Zeto stated six projects were listed under the item and represent the projects awarded bond allocations at the California Debt Limit Allocation Committee (CDLAC) December 8, 2021 meeting that were not on the list approved at the CTCAC December 8, 2021 meeting. He explained that Alvarado Creek Apartments (CA-21-710) did not accept their CDLAC bond allocation and thus removed from list of recommended projects. Mr. Zeto stated CTCAC was recommending the remaining five projects.

Mr. Zeto stated staff recommended federal 4% tax credits and state tax credits to the following projects:

- CA-21-730 / 4995 Stockton Boulevard
- CA-21-747 / Sugar Pine Village Phase 1A

Mr. Zeto stated staff recommended federal 4% tax credits only to the following projects:

- CA-21-713 / Redwood Glen Apartments
- CA-21-726 / Aviara
- CA-21-767 / Villa St. Joseph

MOTION: Mr. Sertich moved to approve staff's recommendation. Ms. Miller seconded, and the motion passed unanimously via a roll call vote.

5. **Discussion and Consideration of Remaining 2021 State Low Income Housing Tax Credits (LIHTCs) Reservation for a Tax-Exempt Bond Financed Project**

Mr. Zeto stated Terracina at Whitney Ranch (CA-21-680) received a CDLAC bond allocation at the CDLAC December 8, 2022 meeting, but due to changes in the ELI/VLI set aside was not recommended state tax credits. He explained the project requested $2,842,825 in state tax credits, though only $2,423,978 remained. At the CTCAC December 8, 2022 meeting, Mr. Zeto stated the Committee directed staff to include a separate item to discuss and consider a partial award of the remaining $2,423,978 in state tax credits to the project allowing the project to fill a smaller financing gap. Based on the CTCAC regulations, he explained staff could not recommend a partial award to exhaust the remaining state tax credits. Mr. Zeto informed the Committee state tax credits for two projects previously awarded at the CTCAC December 8, 2022 meeting were returned along with their CDLAC bond allocations. He invited the applicant to present his project.

Geoff Brown with USA Properties stated he was the applicant on the Terracina at Whitney Ranch project. He stated the project requested approximately $400,000 more in state tax credits than was available at the time of the CTCAC December 8, 2022 meeting. Mr. Brown stated he was aware of additional state tax credits returned since that meeting. He noted his project was the highest scoring project in the geographic regions and would be next in line. With the additional state tax credits available, Mr. Brown stated it was reasonable to award the full state credit request to his project. He provided a summary of the 288 unit family project stating it was very cost efficient and will be located in Rocklin, one of the fast growing communities in California. He clarified that he would accept either the $2,423,978 in state tax credits previously discussed or the full $2,842,825 requested since additional state tax credits are now available.

Mr. Zeto explained that at the conclusion of the CTCAC December 8, 2022 meeting, there was $2,423,978 in state tax credits remaining. As of December 21, 2022, approximately $18.6 million for two projects was returned and when added to the $2.4 million, a total of approximately $21 million in state tax credits remains. Mr. Zeto explained that the direction of the Committee at the CTCAC December 8, 2022 meeting was to roll over any returned state tax credits to the following year. The expectation was that no state tax credits would be returned prior to the end of the year.

Mr. Sertich confirmed Mr. Zeto was correct in his recollection and explained the purpose to was not to give 4% projects awarded bond allocations false hope that state tax credits would be returned. He stated the intent was to have these projects return their bond allocations as soon as possible if they were unable to move forward so the bonds could be reallocated. Mr. Sertich noted Terracina at Whitney Ranch as a special case because there were state tax credits that could partially fund the project. He suggested we discuss Terracina at Whitney Ranch first and then move onto the discussion on the remaining state tax credits returned.

Mr. Velasquez asked for confirmation on the amount requested for the project.

Mr. Zeto clarified for Mr. Velasquez that Mr. Brown would accept either the $2,423,978 in state tax credits previously discussed or the full $2,842,825 requested.

Treasurer Ma stated that if a waiting list existed, Terracina at Whitney Ranch would be at the top of the list.

Ms. Robles stated by awarding returned state tax credits could create a snowball effect as projects previously awarded CDLAC bond allocations, but not state tax credits, did not accept their bond allocations. She explained that awarding returned state tax credits would disrupt the current CDLAC waiting list projects applications currently under review. Ms. Robles recommended any returned state tax credits in 2021 be rolled over and added to the total for next year.

Ms. Miller agreed with Ms. Robles and supported the original $2.4 million remaining be awarded to Terracina at Whitney Ranch.

There was public comment.

Nicole Zaccack with Jonathan Rose Companies stated they returned their CDLAC bond allocation because they did not receive state tax credits. She supported returned state tax credits being available next year so projects could reapply for those credits in the first round.

Greg Gossard with the Hampstead Companies stated his project previously had staff recommendation for a bond allocation and state tax credits. His project, Hayden Parkway Apartments (CA-21-753), was second in line behind the Terracina at Whitney Ranch. Mr. Gossard confirmed they have not returned their bond allocation as they are considering options for filling the gap, which was approximately five million in state tax credits.

Ms. Miller asked if there were applicants who have not returned their bond allocations.

Mr. Zeto confirmed some projects ranked below Hayden Parkway Apartments returned their bond allocations.

Mr. Gossard provided information on Hayden Parkway Apartments. He stated the 94 unit large family project is located in Roseville and part of a master plan community that will provide much needed affordable housing in that community. Mr. Gossard noted the project received $2.5 million from the City of Roseville.

Ms. Miller asked what the average area median income (AMI) was for the project.

Mr. Gossard confirmed the average AMI was 50.8% and just missed the ELI/VLI set aside.

Tung Tran with Étapes Corporation stated his project, Monamos Terrace Apartments (CA-21-763), was on the CDLAC list at the CDLAC December 8, 2021 meeting, but ultimately was removed and did not receive a bond allocation. He stated his project is currently on the CDLAC waiting list and would like to be considered for state tax credits if possible.

Ms. Miller agreed with Mr. Robles that the cascading effect of awarding projects returned state tax credits could present issues.

Mr. Sertich restated his position on not awarding returned state tax credits prior to the end of the year. He expressed concerns with those projects that returned their bond allocations and state tax credit awards as it would've been easier had those projects withdrew prior to the awards were made.

Treasurer Ma thanked the projects for returning their bond allocations and state tax credit awards rather than holding them.

Ms. Johnson Hall supported Ms. Robles' recommendation stating it was the best and equitable way to proceed at this point.

Mr. Gossard asked if the regulations outlined the process of state tax credits being rolled over to the following year.

Mr. Sertich explained the regulations are silent and went on to explain the interplay of the CDLAC and CTCAC regulations. He stated that if the issue of bond allocations being returned due to tax credits not being received, then there would be no need for a CDLAC waiting list. Mr. Sertich reiterated that the idea was to have these projects return their bond allocations as soon as possible if they were unable to move forward so the bonds could be reallocated to projects that did not need state tax credits.

MOTION: Ms. Miller moved approval of the remaining $2,423,978 in state tax credits to Terracina at Whitney Ranch (CA-21-680). Mr. Sertich seconded, and the motion passed unanimously via a roll call vote.

6. Discussion of State Low Income Housing Tax Credits Distribution for Tax-Exempt Bond Financed Projects in 2022

Mr. Zeto stated the item was added to the meeting at the request of the Committee. He recommended starting the discussion on the distribution of the state tax credits. Mr. Zeto explained the two options being considered where the full amount of state tax credits was available at the beginning of the year until exhausted or dividing them among the rounds. Mr. Zeto explained the change to make the state tax credits all available at the beginning of the year was to avoid the issue of projects receiving bond allocations but no state tax credits in each round. He stated the second item for discussion was in regards to projects awarded bond allocations, but not state tax credits. Mr. Zeto noted the discussion at the CDLAC meeting where projects would not be recommended bond allocations if they were not being recommended state tax credits.

Mr. Sertich supported having an equal amount of state tax credits available in each round. He noted the issue of projects awarded bond allocations without state tax credits could apply in the first round since the CDLAC regulation changes would not be in place until the second round. Mr. Sertich suggested staff address the issue in the regulations of remaining state tax credits, partial awards, and the order in which state tax credits awards are made. He is supportive of using the CDLAC ranking system or funding order for awarding state tax credits.

Mr. Zeto asked Mr. Sertich if the CDLAC ranking system was without regard to pools, set asides and geographic regions. He also noted concerns if the awarding of state tax credits was based on solely on CDLAC's ranking system without regard to pools, set asides and geographic regions as the cascading effect of the funding order could present problems with project movement between the pools, set asides and geographic regions.

Mr. Sertich confirmed he was open to options, including the method in which they were awarded the third round this year. He stated there was some legitimacy to awarding state tax credits to the highest scoring projects even if they did not qualify for a specific pool or set aside. Mr. Sertich agreed that movement of the projects within the pools and set asides could lead to complications.

Mr. Miller asked if Mr. Zeto had a recommendation.

Mr. Zeto stated the method used to award state tax credits in the third round is an option, though agreed with Mr. Sertich that there is some legitimacy to awarding state tax credits to the highest scoring projects even if they did not qualify for a specific pool or set aside.

Andre Perry with the City of Los Angeles stated he was indifferent with the distribution of state tax credits, though noted concerns because not all rounds are the same. By making the state tax credits available up front, he explained more deals may be completed sooner. Mr. Perry suggested a reporting or publishing of the state tax credit balance after each round to provide clarity to the marketplace.

Mr. Zeto responded that the CTCAC website does have a dashboard that provides the state tax credit balance during the year and can share the website with him. He added that the dashboard was updated prior to the third round application deadline.

Ms. Johnson Hall stated state tax credits has been an invaluable tool to create seamless financing model that has been valuable within the development community. With the oversubscription of CDLAC, she stated she would like to expand the pie and increase the aggregate amount of housing built in California. Ms. Johnson Hall wanted to explore the possibility of allowing CalHFA projects to receive state tax credits if they have a recycled bond allocation even if they do not have a CDLAC bond allocation. She explained it would relieve pressure from CDLAC and will deepen the partnership with the Committee and CalHFA. Ms. Johnson Hall stated there would be no impact to the other pools or programs and would relieve overall bond cap pressure.

Ms. Miller asked if such a change would require a statutory change.

Ms. Johnson Hall did not believe so but would follow up.

Paul Beesemyer with California Housing Partnership supported Mr. Sertich to spread the state tax credits among the rounds. With exception of the Mixed Income Program (MIP) state tax credits, he explained spreading the state tax credits among the rounds would provide predictability. Mr. Beesemyer supported the awarding of state tax credits following the CDLAC order.

Mr. Tran suggested allowing staff to reach into future rounds will address some of the issues from round to round. He suggested an additional regulation change allowing Black, Indigenous, or Other People of Color (BIPOC) developers to meet the general partner experience points similar to tribal projects.

Treasurer Ma asked Mr. Tran to submit his suggestion in writing to staff.

Alice Talcott with MidPen Housing stated whether the full amount of state tax credits is available at the beginning of the year until exhausted or dividing among the rounds, it needs to be known in advance of the first round to provide predictability. Given the current regulations will be in place for the first round, she explained that it is important that state tax credits remain for the later rounds in the year under the new regulations. Ms. Talcott agreed with Mr. Beesemyer that the awarding of state tax credits follow the CDLAC order.

Sarah White with Jonathan Rose Companies suggested the state tax credits be available in the first round due to the backlog.

Ms. Johnson Hall confirmed her proposal is permitted in state statute, but would require a CTCAC regulation change.

Ms. Miller suggested staff determine the best way to provide clarity on the state tax credits to the applicants in advance of regulation changes.

7. Public Comment

There was public comment.

Caleb Roope with the Pacific Companies asked when the projects being awarded from the CDLAC waiting list be recommended tax credits from CTCAC.

Mr. Zeto stated that since these projects will be recommended federal 4% tax credits only, not based on a credit ceiling and there will be no funding round prior to the January 19, 2022 meeting, staff would bring those recommendations to that meeting.

8. Adjournment

Treasurer Ma adjourned the meeting at 12:11 p.m.

AGENDA ITEM 3 Executive Director's Report

2021 Highlights – CTCAC and CDLAC

The **California Tax Credit Allocation Committee (CTCAC)** and the **California Debt Limit Allocation Committee (CDLAC)** administer programs that address critical needs for the state of California. **CTCAC** allocates nine percent (9%) or four percent (4%) federal tax credits to qualified new construction projects or existing properties undergoing rehabilitation. **CTCAC** also administers the **Low-Income Housing Tax Credit (LIHTC)** program in the State Treasurer's Office, which is a critical funding source for producing and preserving affordable rental housing and helping reach the Governor's goal of producing 3.5 million units in California by 2025.

Through **CTCAC**, private investors receive federal, and sometimes also state, income tax credits as an incentive to make equity investments in affordable rental housing. Since 1986, more than 500,000 affordable housing units have been supported in California thanks to LIHTC funding.

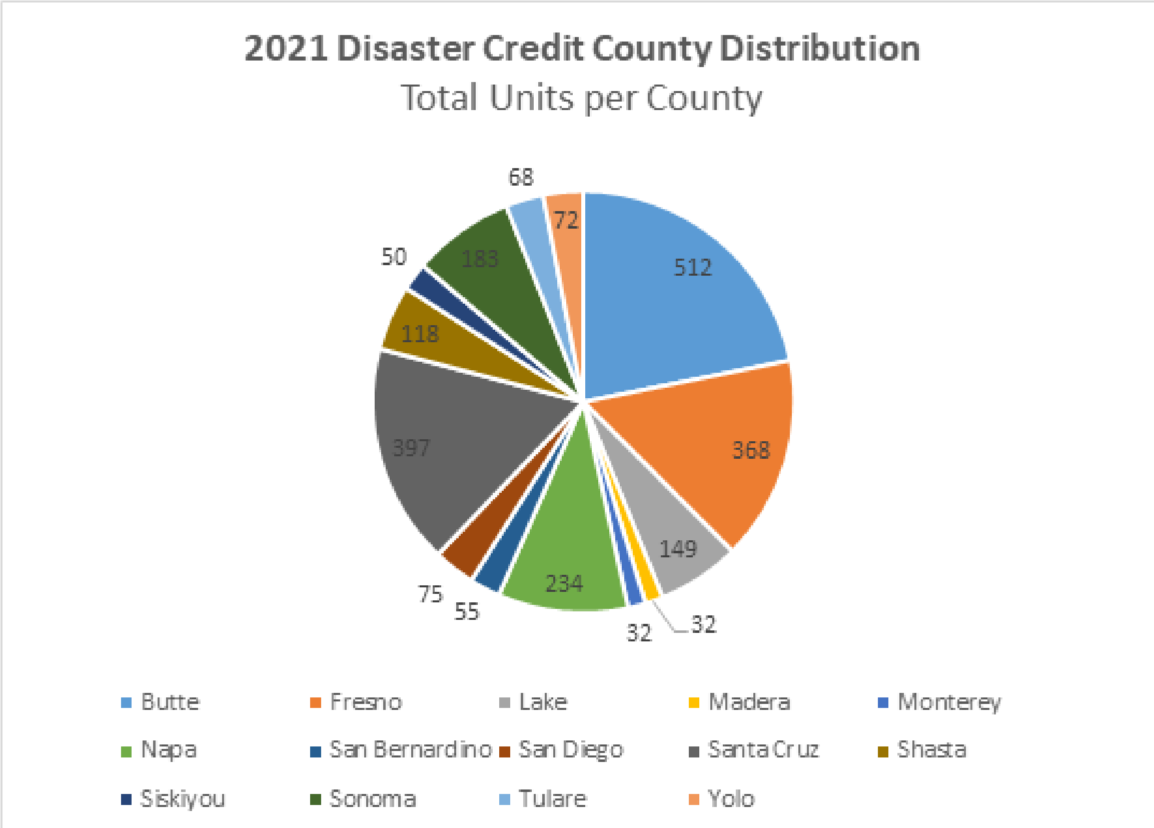
CTCAC also allocates **State Tax Credits**, working in tandem with **CDLAC**. **CDLAC** provides the private activity tax-exempt bond allocation required to access the 4% tax credits.

Both CTCAC and CDLAC are on course to greater efficiency and maximizing the number of units that can be created with the scarce resources available.

Combined, they have provided incentives that have allowed for greater production of housing units over the past several years. The number of housing units developed in 2017 was 14,091 while 22,946 were produced in 2021. The agencies funded 269 projects with bond allocation of more than $4.3 billion, nearly $550 million in annual federal tax credits and more than $600 million in state tax credits.

Due to the success of the State Tax Credit allocations made in 2020 when the total allocation for State Tax Credit funding was increased from $109 million to more than $600 million, Governor Newsom approved another $500 million in State Tax Credits for housing in 2021.

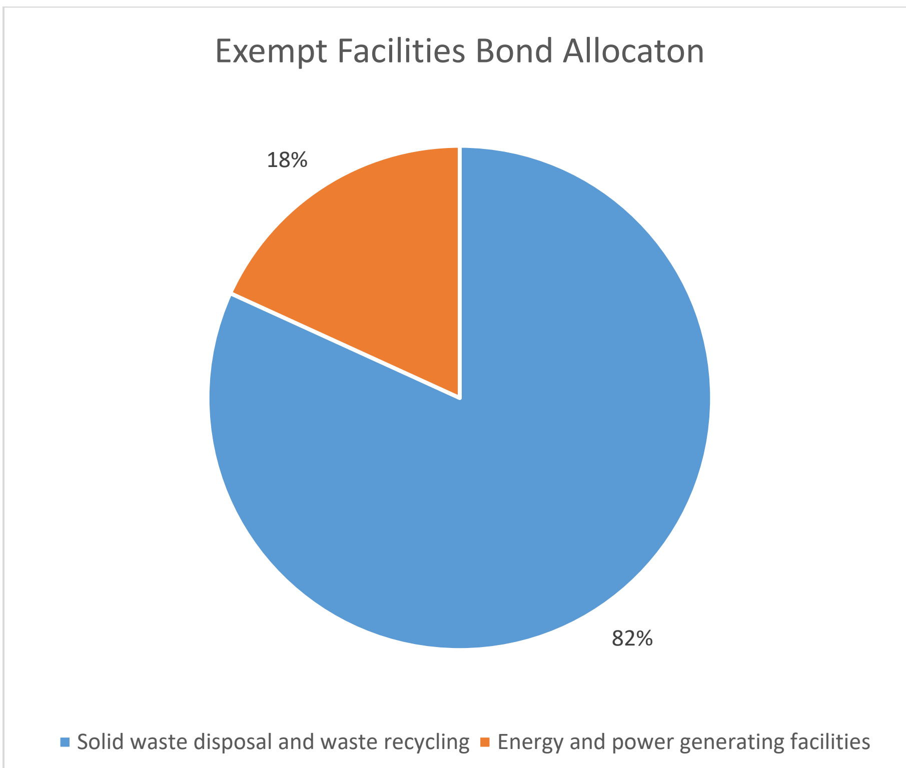
In recognition of the recent disasters occurring in California, the U.S. Congress passed the Consolidated Appropriations Act of 2021 (CAA) on December 21, 2020. This legislation provided CTCAC with an additional $80.7 million in 2021 in Federal Tax Credits for its 9% program -- in addition to the $110 million annually it already receives. The additional $80.7 million was marked to be used in 2021-22 for projects in declared disaster areas, including 22 California counties struck by devastating wildfires in 2020. CTCAC adopted regulations on June 16, 2021, to allocate these credits, which were awarded to 39 projects producing 2,345 housing units in those counties. The CAA also established a minimum credit rate of 4% for LIHTC projects providing additional equity in financing affordable housing projects.



Paradise Village Before and After: Paradise Village, originally financed with CTCAC's Low Income Housing Tax Credits in 2011, was seen here (below left) after the 2018 Camp Fire destroyed the entire property. The rebuilt property opened up to residents in the fall of 2021.

In 2021 CDLAC created the Black, Indigenous, and People of Color (BIPOC) Pool for Qualified Residential Rental Projects (QRRP). The BIPOC Pool is an allocation of the state ceiling provided for Black, Indigenous, and People of Color developers that are emerging in the industry and that do not have the minimum level of experience required in the competitive application process. In its first year, three projects were awarded in the BIPOC Pool totaling nearly $112 million.

The Exempt Facility Bond program at CDLAC awarded allocation to tax-exempt private activity bonds issued to finance projects identified by the IRS as an exempt facility, including but not limited to: solid waste disposal and waste recycling facilities, mass commuting facilities, high-speed rail, energy and power generating facilities, and sustainable design facilities. The public benefit of this program is loan interest rate savings that enable the project owners to charge lower customer rates, while assisting communities they serve to meet mandated requirements to protect and enhance the environment. In 2021 the Committee approved allocation to 11 projects totaling $447,915,000. An additional $29 million was allocated using prior year carryforward, thereby exhausting all prior year carryforward available for Exempt Facilities.



After a reprieve from the IRS in 2020 to prevent the spread of COVID-19, CTCAC recommenced compliance monitoring in 2021 on affordable housing projects which included both file and physical audits. Since October 1, 2021, CTCAC staff completed file and physical audits for 268 affordable housing projects in the CTCAC portfolio.

AGENDA ITEM 4

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

Application Number	Project Name Address City, State Zip Code County	Applicant/Owner Applicant/Owner Contact(s)	General Partner(s) General Partner(s) Contact(s)	Developer(s) Developer(s) Contact(s)	Seller(s) Signatory of Seller(s)	Bond Issuer	Credit Enhancement Provider	Lender(s) (First Lender is Primary Construction Lender)
CA-21-683	Aspen Wood Apartments 9000 Alcosta Boulevard San Ramon, CA 94583 Contra Costa	Standard Aspen Wood Venture LP Brian Yang	Standard Aspen Wood Manager LP Brian Yang Housing On Merit XXII LLC Jennifer Litwak	Standard Property Company, Inc. Brian Yang	W Group Holdings VII, LLC Jeffrey Woods	California Municipal Finance Authority (CMFA)	No	Citibank, N.A. Alliant Capital San Ramon Affordable Housing Trust
CA-21-700	MacArthur Studios 4311 & 4317 MacArthur Blvd. Oakland, CA 94619 Alameda	Central Valley Coalition for Affordable Housing, a California Nonprofit Public Benefit Corporation Christina Alley	TPC Holdings IX, LLC Caleb Roope Central Valley Coalition for Affordable Housing Christina Alley	Pacific West Communities, Inc. Caleb Roope	AMG Investments & Development Services, Inc. Alexis Gevorgian	California Municipal Finance Authority (CMFA)	No	Citibank, N.A. Alliant Capital Pacific West Communities, Inc.
CA-21-707	Vista Lane Family Homes 3481, 3501 and 3509 Vista Lane San Ysidro, CA 92173 San Diego	St. Stephens Retirement Center, Inc. George McKinney	Mirka Investments, LLC Kursat Misirlioglu St. Stephens Retirement Center, Inc. George McKinney	MirKa Investments LLC Kursat Misirlioglu	Salvadore Lombroso Salvadore Lombroso	California Municipal Finance Authority (CMFA)	No	Citibank, N.A. Alliant Capital Hunt Capital
CA-21-709	Centennial Square Apartments SW Corner of Miller St. & Plaza Dr. Santa Maria, CA 93454 Santa Barbara	Kingdom Development, Inc. William Leach	Centennial Square Associates, LLC Tim Fleutsch Kingdom Paradise Gardens, LLC William Leach	Dawson Holdings, Inc. Tim Fleutsch	BlueRock 1, LLC Dwain Davis	CA Statewide Communities Development Authority	No	Citibank, N.A. Alliant Capital Citi Community Capital
CA-21-717	Sendero 49th Street and Castana Street San Diego, CA 92102 San Diego	MAAC Sendero LP Kursat Misirlioglu	MAAC Sendero MGP LLC Christopher Ramirez MirKa Investments LLC Kursat Misirlioglu	MAAC, Inc Christopher Ramirez	Punyakom Investments LLC Bounleua Phiakeo	CalHFA	No	Citibank, N.A. Alliant Capital Hunt Capital
CA-21-755	Vintage at University Glen Northwest Corner of Channel Island Drive & San Miguel Island Drive Camarillo, CA 93012 Ventura	Vintage at University Glen, LP Michael K. Gancar	Vintage at University Glen Partners, LLC Michael K. Gancar Hearthstone CA Properties III, LLC Socorro Vasquez	Vintage Housing Development, Inc. Michael K. Gancar	California State University Channel Island Site Authority Linda Parks	California Statewide Communities Development Authority	No	Citibank, N.A. Alliant Capital
CA-21-760	600 7th Street 600 7th Street San Francisco, CA 94103 San Francisco	Mercy Housing California 97, L.P. Kion Sawney	Mercy Housing California 97, LLC Barbara Gualco	Mercy Housing California Barbara Gualco	City and County of San Francisco Andrico Penick	City and County of San Francisco	No	Chase SF MOHCD HCD IIG

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
January 19, 2022

Aspen Wood Apartments, located at 9000 Alcosta Boulevard in San Ramon, requested and is being recommended for a reservation of $2,623,803 in annual federal tax credits to finance the new construction of 122 units of housing serving seniors with rents affordable to households earning 30%-60% of area median income (AMI). The project will be developed by Standard Property Company, Inc. and is located in Senate District 7 and Assembly District 16.

Project Number	CA-21-683	
Project Name	Aspen Wood Apartments	
Site Address:	9000 Alcosta Boulevard	
	San Ramon, CA 94583	County: Contra Costa
Census Tract:	3451.01	

Tax Credit Amounts	**Federal/Annual**	**State/Total**
Requested:	$2,623,803	$0
Recommended:	$2,623,803	$0

Applicant Information

Applicant:	Standard Aspen Wood Venture, LP	
Contact:	Brian Yang	
Address:	1901 Avenue of the Stars, Suite 395	
	Los Angeles, CA 90067	County: Los Angeles
Phone:	(310)553-5711	
Email:	byang@standard-companies.com	

General Partner(s) or Principal Owner(s):	Standard Aspen Wood Manager LP Housing On Merit XXII LLC
General Partner Type:	Joint Venture
Parent Company(ies):	Standard Property Company, Inc. Housing On Merit
Developer:	Standard Property Company, Inc.
Bond Issuer:	California Municipal Finance Authority
Investor/Consultant:	Alliant Capital
Management Agent:	AMC-CA, Inc.

Project Information

Construction Type:	New Construction	
Total # Residential Buildings:	1	
Total # of Units:	123	
No. / % of Low Income Units:	122	100.00%
Federal Set-Aside Elected:	40%/60%	
Federal Subsidy:	Tax-Exempt	

Information

Housing Type:	Seniors
Geographic Area:	East Bay Region
TCAC Project Analyst:	Cynthia Compton

55-Year Use / Affordability

Aggregate Targeting Number of Units		Percentage of Affordable Units
30% AMI:	13	11%
50% AMI:	13	11%
60% AMI:	96	79%

Unit Mix

42	SRO/Studio Units
81	1-Bedroom Units
123	Total Units

Unit Type & Number		2021 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
6	SRO/Studio	30%	$719
6	SRO/Studio	50%	$1,198
30	SRO/Studio	60%	$1,438
7	1 Bedroom	30%	$770
7	1 Bedroom	50%	$1,284
66	1 Bedroom	60%	$1,541
1	1 Bedroom	Manager's Unit	$0

Project Cost Summary at Application	
Land and Acquisition	$200,000
Construction Costs	$34,890,000
Rehabilitation Costs	$0
Construction Hard Cost Contingency	$3,110,000
Soft Cost Contingency	$0
Relocation	$0
Architectural/Engineering	$3,025,058
Const. Interest, Perm. Financing	$1,544,791
Legal Fees	$316,500
Reserves	$450,949
Other Costs	$3,764,434
Developer Fee	$5,163,540
Commercial Costs	$0
Total	**$52,465,273**

Residential

Construction Cost Per Square Foot:	$306
Per Unit Cost:	$426,547
True Cash Per Unit Cost*:	$390,441

Construction Financing

Source	Amount
Citibank - TE	$26,342,943
San Ramon Aff. Housing Trust	$3,500,000
Developer Fee	$4,647,186
Tax Credit Equity	$23,614,227

Permanent Financing

Source	Amount
Citibank - TE	$20,910,000
San Ramon Aff. Housing Trust	$3,500,000
Deferred Developer Fee	$4,441,046
Tax Credit Equity	$23,614,227
TOTAL	**$52,465,273**

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	$50,457,752
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	$65,595,078
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	$2,623,803
Approved Developer Fee (in Project Cost & Eligible Basis):	$5,163,540
Investor/Consultant:	Alliant Capital
Federal Tax Credit Factor:	$0.90000

Except as allowed for projects basing cost on assumed third party debt, the "as if vacant" land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

Significant Information / Additional Conditions: None.

Resyndication and Resyndication Transfer Event: None.

As required by the IRS, the newly resyndicated project will continue to use the originally assigned Building Identification Numbers (BINs).

Standard Conditions

If applicant is receiving tax-exempt bond financing from other than CalHFA, the applicant shall apply for a bond allocation from the California Debt Limit Allocation Committee's next scheduled meeting, if not previously granted an allocation; shall have received an allocation from CDLAC; and, shall issue bonds within time limits specified by CDLAC.

The applicant anticipates financing more than 50% of the project aggregate basis with tax-exempt bond proceeds as calculated by the project tax professional. Therefore, the federal credit reserved for this project will not count against the annual ceiling.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

TCAC makes the preliminary reservation only for the project specified above in the form presented, and involving the parties referred to in the application. No changes in the development team or the project as presented will be permitted without the express approval of TCAC.

The applicant must pay TCAC a reservation fee calculated in accordance with regulation. Additionally, TCAC requires the project owner to pay a monitoring fee before issuance of tax forms.

As project costs are preliminary estimates only, staff recommends that a reservation be made in the amount of federal credit and state credit shown above on condition that the final project costs be supported by itemized lender approved costs and certified costs after the buildings are placed in service.

All unexpended funds in reserve accounts established for the project must remain with the project to be used for the benefit of the property and/or its residents, except for the portion of any accounts funded with deferred developer fees.

All fees charged to the project must be within TCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, TCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from TCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by TCAC at placed-in-service.

Credit awards are contingent upon applicant's acceptance of any revised total project cost, qualified basis and tax credit amount determined by TCAC in its final feasibility analysis.

CDLAC Additional Conditions
The applicant/owner is required to comply with the CDLAC Resolution. At the time of the TCAC placed in service review, TCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
January 19, 2022

MacArthur Studios, located at 4311 & 4317 MacArthur Boulevard in Oakland, requested and is being recommended for a reservation of $2,476,483 in annual federal tax credits to finance the new construction of 191 units of housing serving tenants with rents affordable to households earning 30-80% of area median income (AMI). The project requested $5,315,000 in state tax credits, but due to the limited availability, is not being recommended any state credits. The project will be developed by Pacific West Communities, Inc. and will be located in Senate District 9 and Assembly District 18.

Project Number CA-21-700

Project Name MacArthur Studios
Site Address: 4311 & 4317 MacArthur Boulevard
Oakland, CA 94619 County: Alameda
Census Tract: 4079.00

Tax Credit Amounts	**Federal/Annual**	**State/Total**
Requested:	$2,476,483	$5,315,000 *
Recommended:	$2,476,483	$0

* The applicant made an election to sell (Certificate) all or any portion of the state credits.

Applicant Information

Applicant:	Central Valley Coalition for Affordable Housing
Contact:	Christina Alley
Address:	3351 M Street, Suite 100 Merced, CA 95348
Phone:	209.388.0782
Email:	chris@centralvalleycoalition.com

General Partner(s) or Principal Owner(s):	TPC Holdings IX, LLC Central Valley Coalition for Affordable Housing
General Partner Type:	Joint Venture
Parent Company(ies):	The Pacific Companies Central Valley Coalition for Affordable Housing
Developer:	Pacific West Communities, Inc.
Bond Issuer:	California Municipal Finance Authority (CMFA)
Investor/Consultant:	Boston Financial
Management Agent:	ConAm Management Corporation

Project Information

Construction Type:	New Construction
Total # Residential Buildings:	1
Total # of Units:	193
No. / % of Low Income Units:	191 100.00%
Federal Set-Aside Elected:	40%/60% Average Income
Federal Subsidy:	Tax-Exempt

Information

Housing Type:	Non-Targeted
Geographic Area:	East Bay Region
TCAC Project Analyst:	Janice Corbin

55-Year Use / Affordability

Aggregate Targeting Number of Units		Percentage of Affordable Units
30% AMI:	20	10%
50% AMI:	20	10%
60% AMI:	113	59%
80% AMI:	38	20%

Unit Mix

193	SRO/Studio Units
193	Total Units

Unit Type & Number		2021 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
20	SRO/Studio	30%	$719
20	SRO/Studio	50%	$1,198
113	SRO/Studio	60%	$1,438
38	SRO/Studio	80%	$1,810
2	SRO/Studio	Manager’s Unit	$0

Project Cost Summary at Application

Land and Acquisition	$3,230,000
Construction Costs	$43,036,601
Construction Hard Cost Contingency	$2,350,000
Soft Cost Contingency	$500,000
Architectural/Engineering	$990,000
Const. Interest, Perm. Financing	$3,669,300
Legal Fees	$100,000
Reserves	$1,193,125
Other Costs	$3,529,215
Developer Fee	$8,075,488
Commercial Costs	$760,000
Total	**$67,433,729**

Residential

Construction Cost Per Square Foot:	$375
Per Unit Cost:	$345,460
True Cash Per Unit Cost*:	$326,425

Construction Financing

Source	Amount
Citibank - T.E. Bonds	$34,500,000
Citibank - Taxable Bonds	$6,000,000
Bonneville - Recycled T.E.	$10,000,000
Deferred Developer Fee	$8,075,488
Deferred Cost Fee	$1,193,125
Tax Credit Equity	$7,665,116

Permanent Financing

Source	Amount
Citibank - T.E. Bonds	$27,800,000
Citibank - Commercial Loan	$760,000
Bonneville - Recycled T.E.	$10,000,000
Deferred Developer Fee	$3,715,488
State Credit Backfill (TBD)	$4,357,864
Tax Credit Equity	$20,800,377
TOTAL	**$67,433,729**

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	$61,912,076
130% High Cost Adjustment:	No
Applicable Fraction:	100.00%
Qualified Basis:	$61,912,076
Applicable Rate:	4.00%
Maximum Annual Federal Credit:	$2,476,483
Total State Credit:	$0
Approved Developer Fee (in Project Cost & Eligible Basis):	$8,075,488
Investor/Consultant:	Boston Financial
Federal Tax Credit Factor:	$0.83992
State Tax Credit Factor:	$0.81992

Except as allowed for projects basing cost on assumed third party debt, the "as if vacant" land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

Significant Information / Additional Conditions: None.

Resyndication and Resyndication Transfer Event: None.

Standard Conditions

If applicant is receiving tax-exempt bond financing from other than CalHFA, the applicant shall apply for a bond allocation from the California Debt Limit Allocation Committee's next scheduled meeting, if not previously granted an allocation; shall have received an allocation from CDLAC; and, shall issue bonds within time limits specified by CDLAC.

The applicant anticipates financing more than 50% of the project aggregate basis with tax-exempt bond proceeds as calculated by the project tax professional. Therefore, the federal credit reserved for this project will not count against the annual ceiling.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

TCAC makes the preliminary reservation only for the project specified above in the form presented, and involving the parties referred to in the application. No changes in the development team or the project as presented will be permitted without the express approval of TCAC.

The applicant must pay TCAC a reservation fee calculated in accordance with regulation. Additionally, TCAC requires the project owner to pay a monitoring fee before issuance of tax forms.

As project costs are preliminary estimates only, staff recommends that a reservation be made in the amount of federal credit and state credit shown above on condition that the final project costs be supported by itemized lender approved costs and certified costs after the buildings are placed in service.

All unexpended funds in reserve accounts established for the project must remain with the project to be used for the benefit of the property and/or its residents, except for the portion of any accounts funded with deferred developer fees.

All fees charged to the project must be within TCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, TCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from TCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by TCAC at placed-in-service.

Credit awards are contingent upon applicant's acceptance of any revised total project cost, qualified basis and tax credit amount determined by TCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the TCAC placed in service review, TCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
January 19, 2022

Vista Lane Family Homes, located at 3481, 3501, 3509 Vista Lane in San Ysidro, requested and is being recommended for a reservation of $2,658,317 in annual federal tax credits to finance the new construction of 165 units of housing serving large families with rents affordable to households earning 30-80% of area median income (AMI). The project will be developed by MirKA Investments and will be located in Senate District 40 and Assembly District 80.

Project Number	CA-21-707		
Project Name	Vista Lane Family Homes		
Site Address:	3481, 3501 and 3509 Vista Lane		
	San Ysidro, CA 92173	County:	San Diego
Census Tract:	100.14		

Tax Credit Amounts	**Federal/Annual**	**State/Total**
Requested:	$2,658,317	$0
Recommended:	$2,658,317	$0

Applicant Information

Applicant:	St. Stephens Retirement Center, Inc.
Contact:	George McKinney
Address:	5625 Imperial Avenue San Diego CA, 92114
Phone:	(619) 517-6729
Email:	kursatm@mirkainvest.com

General Partner(s) or Principal Owner(s):	Mirka Investments, LLC St. Stephens Retirement Center, Inc.
General Partner Type:	Joint Venture
Parent Company(ies):	Mikrka Investments St. Stephens Retirement Center, Inc.
Developer:	MirKa Investments LLC
Bond Issuer:	CMFA
Investor/Consultant:	Hunt Capital Partners, LLC
Management Agent:	Barker Management, Incorporated

Project Information

Construction Type:	New Construction	
Total # Residential Buildings:	1	
Total # of Units:	167	
No. / % of Low Income Units:	165	100.00%
Federal Set-Aside Elected:	40%/60% Average Income	
Federal Subsidy:	Tax-Exempt	

Information

Housing Type:	Non-Targeted
Geographic Area:	San Diego County
TCAC Project Analyst:	Nick White

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	18	11%
50% AMI:	18	11%
60% AMI:	94	57%
80% AMI:	35	21%

Unit Mix

15	SRO/Studio Units
35	1-Bedroom Units
97	2-Bedroom Units
20	3-Bedroom Units
167	Total Units

Unit Type	& Number	2021 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
10	SRO/Studio	60%	$1,273
2	SRO/Studio	50%	$1,061
2	SRO/Studio	30%	$636
1	1 Bedroom	80%	$1,819
25	1 Bedroom	60%	$1,364
4	1 Bedroom	50%	$1,136
4	1 Bedroom	30%	$682
20	2 Bedrooms	80%	$2,182
57	2 Bedrooms	60%	$1,636
10	2 Bedrooms	50%	$1,363
10	2 Bedrooms	30%	$818
14	3 Bedrooms	80%	$2,521
2	3 Bedrooms	60%	$1,890
2	3 Bedrooms	50%	$1,575
2	3 Bedrooms	30%	$945
1	SRO/Studio	Manager's Unit	$0
1	1 Bedroom	Manager's Unit	$0

Project Cost Summary at Application	
Land and Acquisition	$7,760,000
Construction Costs	$37,053,012
Rehabilitation Costs	$0
Construction Hard Cost Contingency	$1,852,651
Soft Cost Contingency	$205,795
Relocation	$0
Architectural/Engineering	$1,200,000
Const. Interest, Perm. Financing	$2,836,702
Legal Fees	$295,000
Reserves	$641,675
Other Costs	$2,589,486
Developer Fee	$6,668,687
Commercial Costs	$0
Total	**$61,103,008**

Residential	
Construction Cost Per Square Foot:	$264
Per Unit Cost:	$365,886
True Cash Per Unit Cost*:	$341,393

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
Citi Tax- Exempt	$30,326,597	CitiBank Tax Exempt	$25,503,422
CitiBank Recycled Bonds	$6,110,301	CitiBank Recycled Bonds	$6,110,301
CitiBank Taxable	$7,227,827	Land Note	$1,160,000
Land Note	$1,160,000	Accrued Interest	$48,289
Deferred Costs	$2,511,699	Deferred Developer Fee	$4,090,310
Deferred Developer Fee	$4,090,310	Tax Credit Equity	$24,190,686
Tax Credit Equity	$9,676,274	**TOTAL**	**$61,103,008**

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	$51,126,597
130% High Cost Adjustment:	Yes
Requested Eligible Basis:	$0
Applicable Fraction:	100.00%
Qualified Basis:	$66,464,576
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	$2,658,317
Approved Developer Fee (in Project Cost & Eligible Basis):	$6,668,687
Investor/Consultant:	Hunt Capital Partners, LLC
Federal Tax Credit Factor:	$0.91000

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

Significant Information / Additional Conditions: None.

Resyndication and Resyndication Transfer Event: None.

Standard Conditions

If applicant is receiving tax-exempt bond financing from other than CalHFA, the applicant shall apply for a bond allocation from the California Debt Limit Allocation Committee’s next scheduled meeting, if not previously granted an allocation; shall have received an allocation from CDLAC; and, shall issue bonds within time limits specified by CDLAC.

The applicant anticipates financing more than 50% of the project aggregate basis with tax-exempt bond proceeds as calculated by the project tax professional. Therefore, the federal credit reserved for this project will not count against the annual ceiling.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

TCAC makes the preliminary reservation only for the project specified above in the form presented, and involving the parties referred to in the application. No changes in the development team or the project as presented will be permitted without the express approval of TCAC.

The applicant must pay TCAC a reservation fee calculated in accordance with regulation. Additionally, TCAC requires the project owner to pay a monitoring fee before issuance of tax forms.

As project costs are preliminary estimates only, staff recommends that a reservation be made in the amount of federal credit and state credit shown above on condition that the final project costs be supported by itemized lender approved costs and certified costs after the buildings are placed in service.

All unexpended funds in reserve accounts established for the project must remain with the project to be used for the benefit of the property and/or its residents, except for the portion of any accounts funded with deferred developer fees.

All fees charged to the project must be within TCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, TCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from TCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by TCAC at placed-in-service.

Credit awards are contingent upon applicant's acceptance of any revised total project cost, qualified basis and tax credit amount determined by TCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the TCAC placed in service review, TCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
January 19, 2022

Centennial Square Apartments located at SW Corner of Miller St. & Plaza Dr. in Santa Maria, requested and is being recommended for a reservation of $3,104,524 in annual federal tax credits to finance the new construction of 182 units of housing serving large families with rents affordable to households earning 30-60% of area median income (AMI). The project requested $4,842,716 in total state tax credits, but due to the limited availability, is not being recommended any state credits. The project will be developed by Dawson Holdings, Inc. and will be located in Senate District 19 and Assembly District 35.

Project Number CA-21-709

Project Name	Centennial Square Apartments	
Site Address:	SW Corner of Miller St. & Plaza Dr.	
	Santa Maria, CA 93454	County: Santa Barbara
Census Tract:	21.03	

Tax Credit Amounts	**Federal/Annual**	**State/Total** *
Requested:	$3,104,524	$4,842,716
Recommended:	$3,104,524	$0

* The applicant made an election to sell (Certificate) all or any portion of the state credits.

Applicant Information

Applicant:	Kingdom Development, Inc.
Contact:	William Leach
Address:	6451 Box Springs Blvd. Riverside, CA 92507
Phone:	951-538-6244
Email:	William@kingdomdevelopment.net

General Partner(s) or Principal Owner(s):	Centennial Square Associates, LLC Kingdom Paradise Gardens, LLC
General Partner Type:	Joint Venture
Parent Company(ies):	Dawson Holdings, Inc. Kingdom Development, Inc
Developer:	Dawson Holdings, Inc.
Bond Issuer:	CA Statewide Communities Development Authority
Investor/Consultant:	R4 Capital LLC
Management Agent:	Aperto Property Management, Inc.

Project Information

Construction Type:	New Construction
Total # Residential Buildings:	8
Total # of Units:	184
No. / % of Low Income Units:	182 100.00%
Federal Set-Aside Elected:	40%/60%
Federal Subsidy:	Tax-Exempt

Information

Housing Type:	Large Family
Geographic Area:	Central Coast Region
TCAC Project Analyst:	Dylan Hervey

55-Year Use / Affordability

Aggregate Targeting Number of Units		Percentage of Affordable Units
30% AMI:	19	10%
50% AMI:	19	10%
60% AMI:	144	79%

Unit Mix

63	1-Bedroom Units
42	2-Bedroom Units
79	3-Bedroom Units
184	Total Units

Unit Type & Number		2021 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
7	1 Bedroom	30%	$703
7	1 Bedroom	50%	$1,171
49	1 Bedroom	60%	$1,406
4	2 Bedrooms	30%	$843
4	2 Bedrooms	50%	$1,406
32	2 Bedrooms	60%	$1,687
8	3 Bedrooms	30%	$974
8	3 Bedrooms	50%	$1,623
63	3 Bedrooms	60%	$1,948
2	2 Bedrooms	Manager’s Unit	$0

Project Cost Summary at Application	
Land and Acquisition	$5,438,430
Construction Costs	$39,316,840
Construction Hard Cost Contingency	$1,963,890
Soft Cost Contingency	$600,000
Architectural/Engineering	$832,367
Const. Interest, Perm. Financing	$4,198,542
Legal Fees	$317,500
Reserves	$724,344
Other Costs	$7,248,860
Developer Fee	$7,787,268
Total	**$68,428,041**

Residential

Construction Cost Per Square Foot:	$249
Per Unit Cost:	$371,892
True Cash Per Unit Cost*:	$348,373

Construction Financing

Source	Amount
Citi Community Capital	$35,664,687
Citi Community Capital - Recycled Bonds	$6,000,000
Citi Community Capital - Taxable Tail	$9,350,133
Deferred Costs	$8,213,161
Tax Credit Equity	$9,200,060

Permanent Financing

Source	Amount
Citi Community	$33,433,700
Deferred Developer Fee	$4,327,474
State Credit Backfill (TBD)	$3,970,630
Tax Credit Equity	$26,696,237
TOTAL	**$68,428,041**

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	$59,702,388
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	$77,613,104
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	$3,104,524
Total State Credit:	$0
Approved Developer Fee (in Project Cost & Eligible Basis):	$7,787,268
Investor/Consultant:	R4 Capital LLC
Federal Tax Credit Factor:	$0.85991
State Tax Credit Factor:	$0.81992

Except as allowed for projects basing cost on assumed third party debt, the "as if vacant" land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

Significant Information / Additional Conditions: None**.**

Resyndication and Resyndication Transfer Event: None**.**

Standard Conditions

If applicant is receiving tax-exempt bond financing from other than CalHFA, the applicant shall apply for a bond allocation from the California Debt Limit Allocation Committee's next scheduled meeting, if not previously granted an allocation; shall have received an allocation from CDLAC; and, shall issue bonds within time limits specified by CDLAC.

The applicant anticipates financing more than 50% of the project aggregate basis with tax-exempt bond proceeds as calculated by the project tax professional. Therefore, the federal credit reserved for this project will not count against the annual ceiling.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

TCAC makes the preliminary reservation only for the project specified above in the form presented, and involving the parties referred to in the application. No changes in the development team or the project as presented will be permitted without the express approval of TCAC.

The applicant must pay TCAC a reservation fee calculated in accordance with regulation. Additionally, TCAC requires the project owner to pay a monitoring fee before issuance of tax forms.

As project costs are preliminary estimates only, staff recommends that a reservation be made in the amount of federal credit and state credit shown above on condition that the final project costs be supported by itemized lender approved costs and certified costs after the buildings are placed in service.

All unexpended funds in reserve accounts established for the project must remain with the project to be used for the benefit of the property and/or its residents, except for the portion of any accounts funded with deferred developer fees.

All fees charged to the project must be within TCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, TCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from TCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by TCAC at placed-in-service.

Credit awards are contingent upon applicant's acceptance of any revised total project cost, qualified basis and tax credit amount determined by TCAC in its final feasibility analysis.

CDLAC Additional Conditions
The applicant/owner is required to comply with the CDLAC Resolution. At the time of the TCAC placed in service review, TCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
January 19, 2022

Sendero, located at 49th Street and Castana Street in San Diego, requested and is being recommended for a reservation of $2,020,399 in annual federal tax credits to finance the new construction of 109 units of housing serving large families with rents affordable to households earning 30-80% of area median income (AMI). The project will be developed by MAAC, Inc and will be located in Senate District 40 and Assembly District 79.

Project Number CA-21-717

Project Name Sendero
Site Address: 49th Street and Castana Street
San Diego, CA 92102 County: San Diego
Census Tract: 33.04

Tax Credit Amounts	**Federal/Annual**	**State/Total**
Requested:	$2,020,399	$0
Recommended:	$2,020,399	$0

Applicant Information
Applicant: MAAC Sendero LP
Contact: Kursat Misirlioglu
Address: 1355 Third Avenue
Chula Vista, CA 91911
Phone: 619-599-3852
Email: kursatm@mirkainvest.com

General Partner(s) or Principal Owner(s): MAAC Sendero MGP LLC
MirKa Investments LLC
General Partner Type: Joint Venture
Parent Company(ies): MAAC, Inc
MirKa Investments LLC
Developer: MAAC, Inc
Bond Issuer: CalHFA
Investor/Consultant: Hunt Capital Partners, LLC
Management Agent: MAAC Inc
Barker Management, Incorporated

Project Information
Construction Type: New Construction
Total # Residential Buildings: 2
Total # of Units: 110
No. / % of Low Income Units: 109 100.00%
Federal Set-Aside Elected: 40%/60% Average Income
Federal Subsidy: Tax-Exempt

Information

Housing Type:	Large Family
Geographic Area:	San Diego County
TCAC Project Analyst:	Sopida Steinwert

55-Year Use / Affordability

Aggregate Targeting Number of Units		Percentage of Affordable Units
30% AMI:	11	10%
50% AMI:	11	10%
60% AMI:	65	60%
80% AMI:	22	20%

Unit Mix

10	1-Bedroom Units
60	2-Bedroom Units
40	3-Bedroom Units
110	Total Units

Unit Type & Number		2021 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
1	1 Bedroom	30%	$682
1	1 Bedroom	50%	$1,136
4	1 Bedroom	60%	$1,364
4	1 Bedroom	80%	$1,819
6	2 Bedrooms	30%	$818
6	2 Bedrooms	50%	$1,363
38	2 Bedrooms	60%	$1,636
9	2 Bedrooms	80%	$2,102
4	3 Bedrooms	30%	$945
4	3 Bedrooms	50%	$1,575
23	3 Bedrooms	60%	$1,890
9	3 Bedrooms	80%	$2,451
1	2 Bedrooms	Manager’s Unit	$0

Project Cost Summary at Application	
Land and Acquisition	$4,305,000
Construction Costs	$27,924,450
Rehabilitation Costs	$0
Construction Hard Cost Contingency	$1,411,223
Soft Cost Contingency	$151,412
Relocation	$0
Architectural/Engineering	$995,000
Const. Interest, Perm. Financing	$1,948,186
Legal Fees	$300,000
Reserves	$456,378
Other Costs	$1,833,216
Developer Fee	$5,068,397
Commercial Costs	$0
Total	**$44,393,262**

Residential	
Construction Cost Per Square Foot:	$228
Per Unit Cost:	$403,575
True Cash Per Unit Cost*:	$363,218

Construction Financing

Source	Amount
Citibank - Tax Exempt	$21,857,430
Citibank - Tax Exempt - Recycled	$4,439,326
Citibank - Taxable	$6,550,174
Deferred Developer Fee	$2,808,389
Deferred Costs	$1,383,692
Tax Credit Equity	$7,354,251

Permanent Financing

Source	Amount
Citibank - Tax Exempt	$18,759,919
Citibank - Tax Exempt - Recycled	$4,439,326
Deferred Developer Fee	$2,808,389
Tax Credit Equity	$18,385,628
TOTAL	**$44,393,262**

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	$38,857,707
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	$50,515,019
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	$2,020,399
Approved Developer Fee (in Project Cost & Eligible Basis):	$5,068,397
Investor/Consultant:	Hunt Capital Partners, LLC
Federal Tax Credit Factor:	$0.91000

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

Significant Information / Additional Conditions: None.

Resyndication and Resyndication Transfer Event: None.

Standard Conditions

If applicant is receiving tax-exempt bond financing from other than CalHFA, the applicant shall apply for a bond allocation from the California Debt Limit Allocation Committee’s next scheduled meeting, if not previously granted an allocation; shall have received an allocation from CDLAC; and, shall issue bonds within time limits specified by CDLAC.

The applicant anticipates financing more than 50% of the project aggregate basis with tax-exempt bond proceeds as calculated by the project tax professional. Therefore, the federal credit reserved for this project will not count against the annual ceiling.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

TCAC makes the preliminary reservation only for the project specified above in the form presented, and involving the parties referred to in the application. No changes in the development team or the project as presented will be permitted without the express approval of TCAC.

The applicant must pay TCAC a reservation fee calculated in accordance with regulation. Additionally, TCAC requires the project owner to pay a monitoring fee before issuance of tax forms.

As project costs are preliminary estimates only, staff recommends that a reservation be made in the amount of federal credit and state credit shown above on condition that the final project costs be supported by itemized lender approved costs and certified costs after the buildings are placed in service.

All unexpended funds in reserve accounts established for the project must remain with the project to be used for the benefit of the property and/or its residents, except for the portion of any accounts funded with deferred developer fees.

All fees charged to the project must be within TCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, TCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from TCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by TCAC at placed-in-service.

Credit awards are contingent upon applicant's acceptance of any revised total project cost, qualified basis and tax credit amount determined by TCAC in its final feasibility analysis.

CDLAC Additional Conditions
The applicant/owner is required to comply with the CDLAC Resolution. At the time of the TCAC placed in service review, TCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
January 19, 2022

Vintage at University Glen, located at the corner of Channel Island and San Miguel Island Drive in Camarillo, requested and is being recommended for a reservation of $3,120,458 in annual federal tax credits to finance the new construction of 168 units of housing serving tenants with rents affordable to households earning 30-60% of area median income (AMI). The project will be developed by Vintage Housing Development, Inc. and will be located in Senate District 19 and Assembly District 44.

Project Number CA-21-755

Project Name Vintage at University Glen
Site Address: Channel Island and San Miguel Island Drive
Camarillo, CA 93012 County: Ventura
Census Tract: 57.00

Tax Credit Amounts	**Federal/Annual**	**State/Total**
Requested:	$3,120,458	$0
Recommended:	$3,120,458	$0

Applicant Information
Applicant: Vintage at University Glen, LP
Contact: Michael K. Gancar
Address: 369 San Miguel Drive, Ste. 135
Newport Beach, CA 92660
Phone: (949) 721-6775
Email: mgancar@vintagehousing.com

General Partner(s) or Principal Owner(s): Vintage at University Glen Partners, LLC
Hearthstone CA Properties III, LLC
General Partner Type: Joint Venture
Parent Company(ies): Vintage Housing Holdings, LLC
Hearthstone Housing Foundation
Developer: Vintage Housing Development, Inc.
Bond Issuer: California Statewide Communities Development Autho
Investor/Consultant: Aegon USA Realty Advisors, LLC
Management Agent: FPI Management Inc.

Project Information
Construction Type: New Construction
Total # Residential Buildings: 1
Total # of Units: 170
No. / % of Low Income Units: 168 100.00%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: Tax Exempt

Information

Housing Type:	Non-Targeted
Geographic Area:	Central Coast Region
TCAC Project Analyst:	Brett Andersen

55-Year Use / Affordability

Aggregate Targeting Number of Units		Percentage of Affordable Units
30% AMI:	17	10%
50% AMI:	17	10%
60% AMI:	134	80%

Unit Mix

90	1-Bedroom Units
80	2-Bedroom Units
170	Total Units

Unit Type & Number		2021 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
9	1 Bedroom	30%	$630
9	1 Bedroom	50%	$1,051
70	1 Bedroom	60%	$1,261
8	2 Bedrooms	30%	$756
8	2 Bedrooms	50%	$1,261
64	2 Bedrooms	60%	$1,513
2	1 Bedroom	Manager's Unit	$0

Project Cost Summary at Application	
Land and Acquisition	$1,996,866
Construction Costs	$46,260,422
Rehabilitation Costs	$0
Construction Hard Cost Contingency	$1,773,573
Soft Cost Contingency	$125,000
Relocation	$0
Architectural/Engineering	$850,000
Const. Interest, Perm. Financing	$4,897,025
Legal Fees	$251,588
Reserves	$567,410
Other Costs	$1,453,601
Developer Fee	$7,827,236
Commercial Costs	$0
Total	**$66,002,721**

Residential	
Construction Cost Per Square Foot:	$376
Per Unit Cost:	$388,251
True Cash Per Unit Cost*:	$357,287

Construction Financing	
Source	Amount
CitiCommunity Capital - Tax Exemp	$34,078,256
CitiCommunity Capital - Recycled B	$5,500,000
CitiCommunity Capital - Taxable Ta	$6,121,444
Net Operating Income	$2,242,756
Investor's Equity	$9,665,619
Deferred Reserves	$567,410
Deferred Developer Fee	$7,827,236

Permanent Financing	
Source	Amount
CitiCommunity Capital	$30,880,000
Net Operating Income	$2,242,756
Deferred Developer Fees	$5,263,911
Tax Credit Equity	$27,616,054
TOTAL	**$66,002,721**

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	$60,008,810
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	$78,011,453
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	$3,120,458
Approved Developer Fee (in Project Cost & Eligible Basis):	$7,827,236
Investor/Consultant:	Aegon USA Realty Advisors, LLC
Federal Tax Credit Factor:	$0.88500

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

Significant Information / Additional Conditions
The proposed rent does not include a utility allowance. The owner will pay for all utilities.

This Project's annual per unit operating expense total is below the TCAC published per unit operating minimums of $5,000. As allowed by TCAC Regulation Section 10327(g)(1), TCAC approves an annual per unit operating expense total of $4,339 on agreement of the permanent lender and equity investor.

Resyndication and Resyndication Transfer Event: None.

Standard Conditions
If applicant is receiving tax-exempt bond financing from other than CalHFA, the applicant shall apply for a bond allocation from the California Debt Limit Allocation Committee’s next scheduled meeting, if not previously granted an allocation; shall have received an allocation from CDLAC; and, shall issue bonds within time limits specified by CDLAC.

The applicant anticipates financing more than 50% of the project aggregate basis with tax-exempt bond proceeds as calculated by the project tax professional. Therefore, the federal credit reserved for this project will not count against the annual ceiling.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

TCAC makes the preliminary reservation only for the project specified above in the form presented, and involving the parties referred to in the application. No changes in the development team or the project as presented will be permitted without the express approval of TCAC.

The applicant must pay TCAC a reservation fee calculated in accordance with regulation. Additionally, TCAC requires the project owner to pay a monitoring fee before issuance of tax forms.

As project costs are preliminary estimates only, staff recommends that a reservation be made in the amount of federal credit and state credit shown above on condition that the final project costs be supported by itemized lender approved costs and certified costs after the buildings are placed in service.

All unexpended funds in reserve accounts established for the project must remain with the project to be used for the benefit of the property and/or its residents, except for the portion of any accounts funded with deferred developer fees.

All fees charged to the project must be within TCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, TCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from TCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by TCAC at placed-in-service.

Credit awards are contingent upon applicant's acceptance of any revised total project cost, qualified basis and tax credit amount determined by TCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the TCAC placed in service review, TCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
January 19, 2022

600 7th Street, located at 600 7th Street in San Francisco, requested and is being recommended for a reservation of $5,309,190 in annual federal tax credits to finance the new construction of 220 units of housing serving special needs tenants with rents affordable to households earning 30-60% of area median income (AMI). The project will be developed by Mercy Housing California and will be located in Senate District 11 and Assembly District 17.

The project financing includes state funding from HCD's NPLH and IIG programs.

Project Number CA-21-760

Project Name	600 7th Street		
Site Address:	600 7th Street		
	San Francisco, CA 94103	County:	San Francisco
Census Tract:	18000.00		

Tax Credit Amounts	**Federal/Annual**	**State/Total**
Requested:	$5,309,190	$0
Recommended:	$5,309,190	$0

Applicant Information

Applicant:	Mercy Housing California 97, L.P.
Contact:	Kion Sawney
Address:	1256 Market Street San Francisco, CA 94102
Phone:	415 355-7146
Email:	kion.sawney@mercyhousing.org

General Partner(s) or Principal Owner(s):	Mercy Housing California 97, LLC
General Partner Type:	Nonprofit
Parent Company:	Mercy Housing Calwest
Developer:	Mercy Housing California
Bond Issuer:	City and County of San Francisco
Investor/Consultant:	California Housing Partnership Corporation
Management Agent:	Mercy Housing Management Group

Project Information

Construction Type:	New Construction	
Total # Residential Buildings:	1	
Total # of Units:	221	
No. / % of Low Income Units:	220	100.00%
Federal Set-Aside Elected:	40%/60% Average Income	
Federal Subsidy:	Tax-Exempt	

Information

Housing Type:	Special Needs
Geographic Area:	San Francisco County
TCAC Project Analyst:	Ruben Barcelo

55-Year Use / Affordability

Aggregate Targeting Number of Units		Percentage of Affordable Units
30% AMI:	65	30%
50% AMI:	78	35%
60% AMI:	41	19%
80% AMI:	36	16%

Unit Mix

100	SRO/Studio Units
23	1-Bedroom Units
83	2-Bedroom Units
15	3-Bedroom Units
221	Total Units

Unit Type & Number		2021 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
45	SRO/Studio	30%	$387
3	1 Bedroom	30%	$402
10	2 Bedrooms	30%	$444
7	3 Bedrooms	30%	$486
55	SRO/Studio	50%	$387
4	1 Bedroom	50%	$1,331
19	2 Bedrooms	50%	$1,498
7	1 Bedroom	60%	$1,598
28	2 Bedrooms	60%	$1,799
6	3 Bedrooms	60%	$1,997
9	1 Bedroom	80%	$2,131
25	2 Bedrooms	80%	$2,398
2	3 Bedrooms	80%	$2,665
1	2 Bedrooms	Manager’s Unit	$0

Project Cost Summary at Application

Land and Acquisition	$412,638
Construction Costs	$107,486,612
Rehabilitation Costs	$0
Construction Hard Cost Contingency	$4,751,769
Soft Cost Contingency	$1,201,743
Relocation	$0
Architectural/Engineering	$4,638,000
Const. Interest, Perm. Financing	$11,965,652
Legal Fees	$105,000
Reserves	$1,776,613
Other Costs	$2,932,824
Developer Fee	$4,160,000
Commercial Costs	$0
Total	**$139,430,851**

Residential

Construction Cost Per Square Foot:	$775
Per Unit Cost:	$630,909
True Cash Per Unit Cost*:	$628,646

Construction Financing

Source	Amount
Chase Bank Tax-Exempt Loan	$71,076,486
Chase Bank Taxable Loan	$4,121,270
SF MOHCD Loan	$52,375,986
SF MOHCD Accrued Interest	$2,026,665
Deferred Costs	$4,580,891
Deferred Developer Fee	$500,000
Tax Credit Equity	$4,749,553

Permanent Financing

Source	Amount
Chase Bank Tax-Exempt Loan	$12,889,000
SF MOHCD Loan	$52,375,986
SF MOHCD Accrued Interest	$2,026,665
HCD - NPLH Loan	$17,500,000
HCD - IIG Loan	$3,706,167
AHP	$1,250,000
Deferred Developer Fee	$500,000
Tax Credit Equity	$49,183,033
TOTAL	**$139,430,851**

*Less Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	$132,729,758
130% High Cost Adjustment:	No
Applicable Fraction:	100.00%
Qualified Basis:	$132,729,758
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	$5,309,190
Approved Developer Fee (in Project Cost & Eligible Basis):	$4,160,000
Investor/Consultant:	California Housing Partnership Corporation
Federal Tax Credit Factor:	$0.92638

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

Significant Information / Additional Conditions

The estimated cost of the project is $628,646 per unit. This cost is due to several factors, including escalating costs of construction materials and labor, a requirement to hire local and small business vendors and suppliers, special handling and disposal of contaminated soil discovered on the site, a special vapor mitigation system requirement, special structural roofing design to support the required PV system, oversized foundation and pile supports required by San Francisco's unique geology, and the project's urban infill location that requires special traffic control and offsite storage.

The project has committed to provide 1 on-site manager unit. In lieu of a 2nd on-site manager unit, the project is committing to employ an equivalent number of on-site full-time property management staff (at least one of whom is a property manager) and provide an equivalent number of desk or security staff who are not tenants and who are capable of responding to emergencies for the hours when property management staff is not working. All staff or contractors performing desk or security work shall be knowledgeable of how the property’s fire system operates and be trained in, and have participated in, fire evacuation drills for tenants. CTCAC reserves the right to require that one or more on-site managers’ units be provided and occupied by property management staff if, in its sole discretion, it determines as part of any on-site inspection that the project has not been adequately operated and/or maintained.

Resyndication and Resyndication Transfer Event: None.

Standard Conditions

If applicant is receiving tax-exempt bond financing from other than CalHFA, the applicant shall apply for a bond allocation from the California Debt Limit Allocation Committee’s next scheduled meeting, if not previously granted an allocation; shall have received an allocation from CDLAC; and, shall issue bonds within time limits specified by CDLAC.

The applicant anticipates financing more than 50% of the project aggregate basis with tax-exempt bond proceeds as calculated by the project tax professional. Therefore, the federal credit reserved for this project will not count against the annual ceiling.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

TCAC makes the preliminary reservation only for the project specified above in the form presented, and involving the parties referred to in the application. No changes in the development team or the project as presented will be permitted without the express approval of TCAC.

The applicant must pay TCAC a reservation fee calculated in accordance with regulation. Additionally, TCAC requires the project owner to pay a monitoring fee before issuance of tax forms.

As project costs are preliminary estimates only, staff recommends that a reservation be made in the amount of federal credit and state credit shown above on condition that the final project costs be supported by itemized lender approved costs and certified costs after the buildings are placed in service.

All unexpended funds in reserve accounts established for the project must remain with the project to be used for the benefit of the property and/or its residents, except for the portion of any accounts funded with deferred developer fees.

All fees charged to the project must be within TCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, TCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from TCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by TCAC at placed-in-service.

Credit awards are contingent upon applicant's acceptance of any revised total project cost, qualified basis and tax credit amount determined by TCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the TCAC placed in service review, TCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

AGENDA ITEM 5

Recommendation of Establishing a Minimum Point Requirement for the Competitive 2022 Applications

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

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

DATE: January 19, 2022

TO: Committee Members

FROM: Nancee Robles, Executive Director

RE: Establishing Minimum Point Score Thresholds for 2022 Nine Percent (9%) Applications

Under authority provided in Regulation Section 10305(g), the Committee may establish minimum point thresholds prior to a funding round. Staff is proposing that the Committee do so for the 9% competitive funding rounds in 2022.

Background:
Section 10305(g) states:

> The Committee may, at its sole discretion, reject an application if the proposed project fails to meet the minimum point requirements established by the Committee prior to that funding round. The Committee may establish a minimum point requirement for competitive rounds under either Section 10325 or 10326.

The Committee also has authority under Section 10325(c) to reject applications on a case-by-case basis for low scores. In past public forums, stakeholders clearly prefer the Committee to pre-establish a scoring floor, rather than exercise its authority on a case-by-case basis.

Recommendation:
Staff recommends establishing the minimum point threshold for the 2022 competition as follows:

Application Type	Minimum Score	Maximum Score
9% Applications	93 Points	109 Points
9% Native American Apportionment	80 Points	94 Points

Analysis:
The Committee originally adopted recommended pass points in 2007, and this had a helpful effect in (a) signaling prospective applicants that the Committee would not entertain weak applications, and (b) giving staff the ability to efficiently spend its efforts on more meritorious applications. A stronger applicant pool resulted, and almost all funded applications receive maximum scores. Staff believes this would ensure high quality and is confident that adequate demand will remain for the available credits.

Conclusion:
Staff believes setting the recommended pass points for 2022 is prudent public policy. This would avoid expending precious federal and state resources on extremely low-scoring applications that meet relatively few public policy objectives.

AGENDA ITEM 6

Public Comment

AGENDA ITEM 7

Adjournment