



CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

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Mark Stivers

DATE: July 5, 2018

TO: 2018 Competitive Low Income Housing Tax Credit Applicants

FROM: Gina Ferguson, Development Section Chief

RE: Competitive Tax Credit Applications Received

The application deadline for 2018 second round low income housing tax credit applications was Monday, July 2, 2018. The California Tax Credit Allocation Committee (TCAC) received a total of 75 nine percent (9%) federal credit applications and 0 four percent (4%) applications requesting federal and state tax credits in the second round of 2018. Three of the seventy-five 9% applications are a hybrid structure. Following is a list of the competitive applications received. The project information provided on this document is “as applied” in the application and has not been verified by TCAC staff. **Please review the attached list to assure that if you did submit an application, it is on this list. If you notice that your application is not on the attached list or if there are any errors, please contact your regional analyst as soon as possible.**

TCAC staff will prepare a more detailed applicant list in Excel format that is expected to be on the TCAC website next week. In addition, the following application sections will be available on the TCAC website as PDF documents for all the applications:

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

If you have any questions, please contact your regional analyst [by phone or email](#).

Enclosure

2018 9% SECOND ROUND APPLICATIONS (as applied)

TCAC NUMBER	PROJECT NAME	HOUSING TYPE	ANNUAL FEDERAL CREDIT		TOTAL STATE CREDIT		POINTS SELF SCORE		TIE-BREAKER	SET ASIDE	REGION	CITY	COUNTY	CONSTRUCTION TYPE	TOTAL UNITS	LOW INCOME UNITS
			REQUESTED	AVAILABLE	REQUESTED	AVAILABLE	TOTAL	SELF SCORE								
CA-18-062	Halcyon Collective	Large Family	\$475,271	\$0	\$0	\$0	113.0	35.258%	Nonprofit		Central Coast Region	Arroyo Grande	San Luis Obispo	New Construction	20	19
CA-18-063	Avena Bella, Phase 2	Large Family	\$735,998	\$2,453,326	\$0	\$0	113.0	55.941%	Nonprofit		Central Valley Region	Turlock	Stanislaus	New Construction	61	60
CA-18-064	2821 ECR	Special Needs	\$2,500,000	\$1,512,168	\$0	\$0	113.0	49.224%	Nonprofit (homeless assistance)		South and West Bay Region	Redwood City	San Mateo	New Construction	67	66
CA-18-065	Sutter Village Apartments	At-Risk	\$1,221,000	\$4,261,918	\$0	\$0	113.0	19.239%	At-Risk		Capital Region	Yuba City	Sutter	Acquisition & Rehabilitation	74	73
CA-18-066	Gateway Villas	Large Family	\$616,884	\$2,056,280	\$0	\$0	113.0	25.080%	Rural		N/A	Kerman	Fresno	New Construction	61	60
CA-18-067	Sierra Vista II Apartments	Large Family	\$2,498,830	\$0	\$0	\$0	113.0	54.749%	N/A		Central Valley Region	Stockton	San Joaquin	New Construction	100	99
CA-18-068	Bay Meadows Affordable	Large Family	\$2,500,000	\$0	\$0	\$0	113.0	66.034%	Nonprofit		South and West Bay Region	San Mateo	San Mateo	New Construction	68	67
CA-18-069	Villa de Vida Poway	Special Needs	\$1,973,234	\$0	\$0	\$0	113.0	41.612%	Nonprofit		San Diego County	Poway	San Diego	New Construction	54	53
CA-18-070	Keeler Court Apartments	Large Family	\$1,730,768	\$0	\$0	\$0	113.0	34.363%	N/A		San Diego County	San Diego	San Diego	New Construction	71	70
CA-18-071	The Grove	Seniors	\$1,488,908	\$0	\$0	\$0	113.0	50.498%	N/A		San Diego County	Vista	San Diego	New Construction	81	80
CA-18-072	Tranquility at Post 310	Special Needs	\$1,174,121	\$0	\$0	\$0	113.0	57.300%	Special Needs		San Diego County	San Diego	San Diego	New Construction	43	42
CA-18-073	Shasta Hotel	Special Needs	\$1,711,552	\$0	\$0	\$0	113.0	49.551%	Nonprofit (homeless assistance)		Capital Region	Sacramento	Sacramento	Acquisition & Rehabilitation	79	78
CA-18-074	Oak Leaf Meadows	Large Family	\$1,337,715	\$4,459,050	\$0	\$0	113.0	35.973%	Rural		N/A	Oakdale	Stanislaus	New Construction	56	55
CA-18-075	Castle Rock Estates	At-Risk	\$471,215	\$1,606,433	\$0	\$0	113.0	33.539%	Rural		N/A	Woodlake	Tulare	Acquisition & Rehabilitation	40	39
CA-18-076	Lemoore Villa	At-Risk	\$353,866	\$1,208,672	\$0	\$0	113.0	33.720%	At-Risk		Central Valley Region	Lemoore	Kings	Acquisition & Rehabilitation	28	28
CA-18-077	Monte Vista Manor	At-Risk	\$556,929	\$1,894,182	\$0	\$0	113.0	27.701%	Rural		N/A	Lindsay	Tulare	Acquisition & Rehabilitation	44	43
CA-18-078	Portola Senior Apartments	Seniors	\$625,735	\$2,085,783	\$0	\$0	113.0	36.540%	Rural		N/A	Portola	Plumas	Acquisition & Rehabilitation	50	49
CA-18-079	Sierra Valley Senior Apartments	Seniors	\$816,128	\$0	\$0	\$0	113.0	34.673%	Rural		N/A	Loyalton	Sierra	Acquisition & Rehabilitation	50	49
CA-18-080	Walnut Apartments (Arvin, CA) & LaFiesta Apartments (McFarland, CA)	At-Risk	\$649,920	\$970,818	\$0	\$0	113.0	33.219%	Rural		N/A	Arvin / McFarland	Kern	Acquisition & Rehabilitation	68	66
CA-18-081	Tiny Tim	Large Family	\$1,466,746	\$3,870,722	\$0	\$0	103.0	28.786%	N/A		Orange County	Santa Ana	Orange	New Construction	51	50
CA-18-082	Tegeler Hotel	Special Needs	\$791,700	\$0	\$0	\$0	113.0	38.763%	Special Needs		Central Valley Region	Bakersfield	Kern	Acquisition & Rehabilitation	53	52
CA-18-083	Brentwood Crossing	Large Family	\$1,330,351	\$4,411,392	\$0	\$0	113.0	32.413%	N/A		Central Valley Region	Bakersfield	Kern	New Construction	58	57
CA-18-084	Eureka 7th & Myrtle Affordable Housing Project	Seniors	\$818,717	\$0	\$0	\$0	113.0	28.105%	Rural		N/A	Eureka	Humboldt	New Construction	36	35
CA-18-085	Rio Dell Rigby Affordable Housing Project	Special Needs	\$629,240	\$0	\$0	\$0	113.0	32.271%	Rural		N/A	Rio Dell	Humboldt	New Construction	26	25
CA-18-086	Harbor Point	Seniors	\$693,553	\$0	\$0	\$0	113.0	22.106%	Rural		N/A	Crescent City	Del Norte	New Construction	27	26
CA-18-087	Samoa Coast Townhomes	Large Family	\$2,194,899	\$0	\$0	\$0	113.0	34.466%	Rural		N/A	Samoa	Humboldt	New Construction	80	79
CA-18-088	Walnut Village Apartments	Large Family	\$791,615	\$0	\$0	\$0	113.0	10.353%	N/A		Orange County	Brea	Orange	Acquisition & Rehabilitation	47	46
CA-18-089	Donner Trail Manor	At-Risk	\$842,932	\$2,871,418	\$0	\$0	113.0	30.199%	Rural		N/A	Wheatland	Yuba	Acquisition & Rehabilitation	44	43
CA-18-090	Rosa De Castilla Apartments	Special Needs	\$2,191,276	\$0	\$0	\$0	113.0	73.922%	Nonprofit		City of Los Angeles	Los Angeles	Los Angeles	New Construction	85	83
CA-18-091	Elden Elms	Large Family	\$2,500,000	\$9,214,067	\$0	\$0	113.0	31.282%	Nonprofit		City of Los Angeles	Los Angeles	Los Angeles	New Construction	93	92
CA-18-092	Alameda Point Senior	Special Needs	\$2,184,372	\$0	\$0	\$0	113.0	56.121%	Nonprofit (homeless assistance)		East Bay Region	Alameda	Alameda	New Construction	60	59
CA-18-093	Greenway Meadows	Seniors	\$1,571,044	\$0	\$0	\$0	113.0	52.858%	Nonprofit		Balance of Los Angeles County	Santa Monica	Los Angeles	New Construction	39	38
CA-18-094	Costal Meadows	Large Family	\$1,440,247	\$1,575,147	\$0	\$0	113.0	6.609%	N/A		Central Coast Region	Lompoc	Santa Barbara	New Construction	40	39
CA-18-095	Stanford Avenue Apartments	Special Needs	\$2,177,350	\$0	\$0	\$0	113.0	59.850%	Nonprofit (homeless assistance)		Balance of Los Angeles County	Unincorporated	Los Angeles	New Construction	85	83
CA-18-096	The Woodlands II	Large Family	\$0	\$0	\$0	\$0	113.0	15.305%	N/A		Northern Region	Redding	Shasta	New Construction	20	19
CA-18-097	Sierra Village II	Large Family	\$1,374,909	\$4,583,028	\$0	\$0	113.0	23.890%	Rural		N/A	Dinuba	Tulare	New Construction	64	63
CA-18-098	Diamond Springs Village Apartments	Large Family	\$1,771,275	\$0	\$0	\$0	113.0	19.154%	Rural apportionment (Section 515)		N/A	Diamond Springs	El Dorado	New Construction	81	80
CA-18-099	El Verano	Special Needs	\$1,499,477	\$0	\$0	\$0	113.0	57.145%	Nonprofit (homeless assistance)		Orange County	Anaheim	Orange	New Construction	54	53
CA-18-100	Della Rosa	Special Needs	\$1,195,801	\$3,853,696	\$0	\$0	113.0	32.628%	Special Needs		Orange County	Westminster	Orange	New Construction	50	49
CA-18-101	Imperial Garden & Calexico Senior Apartments	Seniors	\$790,269	\$0	\$0	\$0	113.0	64.621%	N/A		Inland Empire Region	Calexico	Imperial	Acquisition & Rehabilitation	88	86
CA-18-102	The Link	Special Needs	\$2,500,000	\$488,919	\$0	\$0	113.0	54.239%	Special Needs		San Diego County	San Diego	San Diego	New Construction	88	86
CA-18-103	Jamestown Terrace	Large Family	\$1,223,671	\$0	\$0	\$0	113.0	35.098%	Rural apportionment (Section 515)		N/A	Jamestown	Tuolumne	Rehabilitation Only	56	55
CA-18-104	Windsor Pointe	Special Needs	\$1,434,414	\$0	\$0	\$0	113.0	28.287%	Special Needs		San Diego County	Carlsbad	San Diego	New Construction	50	48
CA-18-105	Sierra Madre Cottages	Seniors	\$783,303	\$2,610,995	\$0	\$0	113.0	21.558%	Nonprofit		Central Coast Region	Santa Maria	Santa Barbara	New Construction	39	39
CA-18-106	Cerro Alto	Large Family	\$882,134	\$855,549	\$0	\$0	113.0	19.708%	Rural		N/A	Cambria (Schoolhouse L)	San Luis Obispo	Acquisition & Rehabilitation	54	53
CA-18-107	Templeton Place II	Seniors	\$1,243,004	\$4,143,347	\$0	\$0	113.0	9.416%	Nonprofit		Central Coast Region	Templeton	San Luis Obispo	New Construction	36	35
CA-18-108	Mariposa Meadows	Large Family	\$826,934	\$0	\$0	\$0	113.0	50.847%	At-Risk		Central Valley Region	Fresno	Fresno	Rehabilitation Only	40	39
CA-18-109	Parlier Orchard Apartments	Large Family	\$670,535	\$2,235,117	\$0	\$0	113.0	36.063%	Rural		N/A	Parlier	Fresno	Rehabilitation & New Construction	41	40
CA-18-110	The Spark at Midtown	Large Family	\$2,472,866	\$0	\$0	\$0	113.0	68.467%	Nonprofit (homeless assistance)		Balance of Los Angeles County	Long Beach	Los Angeles	New Construction	95	94
CA-18-111	Armona Village Apartments	At-Risk	\$409,164	\$1,363,863	\$0	\$0	113.0	31.852%	At-Risk		Central Valley Region	Armona	Kings	Acquisition & Rehabilitation	33	32
CA-18-112	Mariposa Oaks	At-Risk	\$310,429	\$1,063,397	\$0	\$0	113.0	40.825%	Rural		N/A	Mariposa	Mariposa	Acquisition & Rehabilitation	24	23
CA-18-113	Cinnamon Villas II	Seniors	\$360,190	\$1,200,634	\$0	\$0	113.0	24.041%	N/A		Central Valley Region	Lemoore	Kings	New Construction	28	27
CA-18-114	Ocean Street Apartments	Large Family	\$2,500,000	\$0	\$0	\$0	113.0	19.941%	N/A		Central Coast Region	Santa Cruz	Santa Cruz	New Construction	63	62
CA-18-115	The Parkway Apartments	Large Family	\$1,457,104	\$0	\$0	\$0	113.0	31.580%	N/A		Capital Region	Folsom	Sacramento	New Construction	72	71
CA-18-116	The Gardens at Quail Run	Large Family	\$1,655,322	\$0	\$0	\$0	113.0	38.139%	N/A		Capital Region	Elk Grove	Sacramento	New Construction	96	95
CA-18-117	Sunrise Village Senior Apartments	Seniors	\$640,524	\$2,135,079	\$0	\$0	113.0	30.022%	Rural		N/A	Gridley	Butte	New Construction	37	36
CA-18-118	Lone Oak Senior Apartments	Seniors	\$632,577	\$0	\$0	\$0	113.0	30.153%	Rural		N/A	Penn Valley	Nevada	New Construction	31	30
CA-18-119	Fancher Creek Senior Apartments	Seniors	\$1,808,157	\$6,025,079	\$0	\$0	113.0	44.911%	N/A		Central Valley Region	Fresno	Fresno	New Construction	180	178
CA-18-120	Main Street Plaza Apartments	Large Family	\$815,489	\$2,718,296	\$0	\$0	113.0	8.305%	N/A		Capital Region	Roseville	Placer	New Construction	21	20
CA-18-121	Arminata Square Apartments	Large Family	\$2,500,000	\$12,253,095	\$0	\$0	113.0	16.965%	N/A		City of Los Angeles	Los Angeles	Los Angeles	New Construction	110	109
CA-18-122	Cedar Glen II Apartments	Special Needs	\$1,552,571	\$3,869,403	\$0	\$0	113.0	40.249%	Special Needs		Inland Empire Region	Riverside	Riverside	New Construction	50	49
CA-18-123	Kelseyville Family Apartments	Large Family	\$2,500,000	\$0	\$0	\$0	113.0	21.143%	Rural apportionment (Section 514)		N/A	Kelseyville	Lake	New Construction	54	53
CA-18-124	Reedley Village	Large Family	\$631,438	\$2,104,792	\$0	\$0	113.0	28.043%	Rural		N/A	Reedley	Fresno	New Construction	32	31
CA-18-125	El Nuevo Amanecer Apartments	Large Family	\$2,172,058	\$0	\$0	\$0	113.0	50.528%	Nonprofit		Balance of Los Angeles County	Unincorp. Los Angeles	Los Angeles	New Construction	61	59
CA-18-126	Brawley Adams I	Large Family	\$1,536,533	\$0	\$0	\$0	113.0	30.260%	Rural		N/A	Brawley	Imperial	New Construction	60	59
CA-18-127	Las Praderas (a/k/a Calexico Ramin)	Large Family	\$728,777	\$2,429,258	\$0	\$0	113.0	59.143%	N/A		Inland Empire Region	Palestino	Imperial	New Construction	60	59
CA-18-128	Sunflower Hill at Irby Ranch	Special Needs	\$1,012,757	\$0	\$0	\$0	113.0	65.528%	Special Needs		East Bay Region	Calexico	Alameda	New Construction	31	29
CA-18-129	Altamira Family Apartments	Large Family	\$1,828,766	\$0	\$0	\$0	113.0	31.577%	Rural		N/A	Sonoma	Sonoma	New Construction	48	47
CA-18-130	Day Creek Villas	Seniors	\$2,137,988	\$0	\$0	\$0	113.0	10.227%	Nonprofit		Inland Empire Region	Rancho Cucamonga	San Bernardino	New Construction	94	78
CA-18-131	Jordan Downs Area H (Phase II)	Large Family	\$2,500,000	\$4,155,231	\$0	\$0	113.0	33.853%	Nonprofit		City of Los Angeles	Los Angeles	Los Angeles	New Construction	80	79
CA-18-132	Town Meadows	At-Risk	\$1,633,637	\$0	\$0	\$0	113.0	39.025%	At-Risk		Central Valley Region	Visalia	Tulare	Acquisition & Rehabilitation	100	99
CA-18-133	Warm Springs TOD Village Affordable #2	Large Family	\$2,500,000	\$0	\$0	\$0	113.0	15.393%	Nonprofit		East Bay Region	Fremont	Alameda	New Construction	61	60
CA-18-134	Annadale Commons	Seniors	\$762,933	\$0	\$0	\$0	113.0	49.585%	N/A		Central Valley Region	Fresno	Fresno	New Construction	40	39
CA-18-135	Chestnut Square Family Housing	Large Family	\$2,165,981	\$0	\$0	\$0	113.0	46.865%	Nonprofit		East Bay Region					