



**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**2013 COMPETITIVE 9% APPLICATION FOR LOW-INCOME HOUSING TAX CREDITS**  
February 1, 2013 Version

**II. APPLICATION - SECTION 1: APPLICANT STATEMENT, CERTIFICATION AND NOTARY**

**APPLICANT:** Pacific Southwest Community Development Corporation (PSCDC)

**PROJECT NAME:** Morro Del Mar Senior Apartments

**PLEASE INCLUDE APPLICATION FEE WITH APPLICATION SUBMISSION**

Cashier's Check Only

The undersigned applicant hereby makes application to the California Tax Credit Allocation Committee ("TCAC") for a reservation of Federal, or Federal and State Low-Income Housing Tax Credits ("Credits") in the amount(s) of:

        \$262,693         annual Federal Credits, and

        \$875,644         total State Credits

for the purpose of providing low-income rental housing as herein described. I understand that Credit amount(s) preliminarily reserved for this project, if any, may be adjusted over time based upon changing project costs and financial feasibility analyses which TCAC is required to perform on at least three occasions.

I agree it is my responsibility to provide TCAC with the original complete application and the Local Reviewing Agency an exact copy of the application. I agree that I have included a letter from the local government and the appropriate Local Reviewing Agency of the jurisdiction in which the project is located identifying the agency designated as the Local Reviewing Agency for the Tax Credit Allocation Committee. I agree that it is also my responsibility to provide such other information as TCAC requests as necessary to evaluate my application. I represent that if a reservation or allocation of Credit is made as a result of this application, I will also furnish promptly such other supporting information and documents as may be requested. I understand that TCAC may verify information provided and analyze materials submitted as well as conduct its own investigation to evaluate the application. I recognize that I have an affirmative duty to inform TCAC when any information in the application or supplemental materials is no longer true and to supply TCAC with the latest and accurate information.

I acknowledge that if I receive a reservation of Tax Credits, I will be required to submit requisite documentation at each of the following stages: for a carryover allocation; for readiness to proceed requirements, if applicable; for application for a final reservation; and at the project is placed-in-service.

I represent I have read Section 42 of the Internal Revenue Code (IRC) pertaining to Federal Tax Credits, and if applying for State Tax Credits, I represent I have also read California Health and Safety Code Sections 50199.4 et seq. and California Revenue and Taxation Code Sections 12206, 17058, and 23610.5 pertaining to the State Tax Credit program. I understand that the Federal and State Tax Credit programs are complex and involve long-term maintenance of housing for qualified low-income households. I acknowledge that TCAC has recommended that I seek advice from my own tax attorney or tax advisor.

I represent that I have read and understand the requirements set forth in Regulation Section 10322(j) pertaining to re-applications for Credit.

I certify that I have read and understand the provisions of Section 10322(e), and that the determination of completeness, compliance with all basic thresholds, and the point total of the application, shall be based entirely on the documents contained in the application as of the date of submission. No additional documents in support of the basic thresholds or point selection categories shall be accepted from the sponsor beyond the application filing deadline, unless the Executive Director, at his or her sole discretion, determines that the deficiency is a clear reproduction or application assembly error, or an obviously transposed number. In such cases, applicants shall be given up to five (5) business days from the date of receipt of staff notification, to submit said documents to complete the application. For threshold omissions other than reproduction or assembly errors, the Executive Director may request additional clarifying information from other government entities.

I agree to hold TCAC, its members, officers, agents, and employees harmless from any matters arising out of or related to the Credit programs.

I agree that TCAC will determine the Credit amount to comply with requirements of IRC Section 42 but that TCAC in no way warrants the feasibility or viability of the project to anyone for any purpose. I acknowledge that TCAC makes no representation regarding the effect of any tax Credit which may be allocated and makes no representation regarding the ability to claim any Credit which may be allocated.

I acknowledge that all materials and requirements are subject to change by enactment of federal or state legislation or promulgation of regulations.

In carrying out the development and operation of the project, I agree to comply with all applicable federal and state laws regarding unlawful discrimination and will abide by all Credit program requirements, rules, and regulations.

I acknowledge that neither the Federal nor the State Tax Credit programs are entitlement programs and that my application will be evaluated based on the Credit statutes, regulations, and the Qualified Allocation Plan adopted by TCAC which identify the priorities and other standards which will be employed to evaluate applications.

I acknowledge that a reservation of Federal or State Tax Credits does not guarantee that the project will qualify for Tax Credits. Both Federal law and the state law require that various requirements be met on an ongoing basis. I agree that compliance with these requirements is the responsibility of the applicant.

I acknowledge that the information submitted to TCAC in this application or supplemental thereto may be subject to the Public Records Act or other disclosure. I understand that TCAC may make such information public.

I acknowledge that if I obtain an allocation of Federal and/or State Tax Credits, I will be required to enter into a regulatory agreement which will contain, among other things, all the conditions under which the Credits were provided including the selection criteria delineated in this application.

I declare under penalty of perjury that the information contained in the application, exhibits, attachments, and any further or supplemental documentation is true and correct to the best of my knowledge and belief. I certify and guarantee that each item identified in TCAC's minimum construction standards will be incorporated into the design of the project, unless a waiver has been approved by TCAC. I certify that, when requesting a threshold basis increase for development impact fees, the impact fee amounts are accurate as of the application date. In an application proposing rehabilitation work, I certify that all necessary work identified in the Capital Needs Assessment, including the immediate needs listed in the report, will be performed (unless a waiver is granted) prior to the project's rehabilitation completion. I certify and guarantee that the application meets each item of the applicable housing type requirement, as identified by TCAC regulation. I certify and guarantee that any tenant services proposed under TCAC Regulation Section 10325(c)(5)(B) will be available within 6 months of the project's placed in service date, will be of a regular and ongoing nature and provided to tenants for a period of at least 10 years, free of charge (except child care). I understand that misrepresentation may result in cancellation of Tax Credit reservation, notification of the Internal Revenue Service and the Franchise Tax Board, and other actions which TCAC is authorized to take pursuant to California Health and Safety Code Section 50199.22 and negative points per Regulation Section 10325(c)(3) or under general authority of state law.

I certify that I believe that the project can be completed within the development budget and the development timetable set forth (which timetable is in conformance with TCAC rules and regulations) and can be operated in

the manner proposed within the operating budget set forth.

I further certify that more than 10% of the project's total reasonably expected basis cost will be incurred and the land acquired by the date specified in the reservation preliminary or final letter.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2013 at  
\_\_\_\_\_, California.

By \_\_\_\_\_  
(Original Signature)

\_\_\_\_\_  
(Typed or printed name)

\_\_\_\_\_  
(Title)

ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_ before me, \_\_\_\_\_,  
personally appeared \_\_\_\_\_

\_\_\_\_\_, who proved to me on the basis of satisfactory evidence  
to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that  
he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)  
on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is  
true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)

Local Jurisdiction:	City of Morro Bay
City Manager:	Andrea Lueker *
Title:	City Manager
Mailing Address:	595 Harbor St
City:	Morro Bay
Zip Code:	93442
Phone Number:	805-772-6207 Ext. _____
FAX Number:	805-772-7329
E-mail:	alueker@morro-bay.ca.us

\* For City Manager, please refer to the following the website below:  
<http://events.cacities.org/CGI-SHL/TWSERVER.EXE/RUN:MEMLOOK>

## II. APPLICATION - SECTION 2: GENERAL AND SUMMARY INFORMATION

**A. Application Type**

Application type: Preliminary Reservation  
 Prior application was submitted but not selected? Yes  
 If yes, enter application number: TCAC # CA - 12 - 140  
 Has credit previously been awarded? No  
 Is this project a Re-syndication of a current TCAC project? No  
 If yes to either question above, enter the current application number and the amount currently allocated and being returned, if applicable:  
 TCAC # CA -      -      For re-syndications, refer to Regulation Section 10322(k)  
 Federal Credit:      for acquisition credit limitations.  
 State Credit:       
 If State Credit is requested, is this State Farmworker Credit? No

**B. Project Information**

Project Name: Morro Del Mar Senior Apartments  
 Site Address: 555 Main Street  
 If address is not established, enter detailed description (i.e. NW corner of 26th and Elm)  
      
 City: Morro Bay County: San Luis Obispo  
 Zip Code: 93442 Census Tract: 0106.02  
 Assessor's Parcel Number(s): 066-133-066  
 Project is located in a DDA: No  
 Project is located in a Qualified Census Tract: No \*Federal Congressional District: 23  
 Project is DDA/QCT but requesting State Credits: No \*State Assembly District: 33  
 Project is a Scattered Site Project: No \*State Senate District: 15  
 If yes, all sites within a 5-mile diameter range: N/A  
 \*Accurate information is essential; the following website is provided for reference:  
<http://www.congress.org/congressorg/dbq/officials/>

**C. Credit Amount Requested** (If State Credit Request, Reg. Sects. 10317 & 10322(i)(11))

Federal and State	\$262,693	\$875,644
	(federal)	(state)

\*Applicants that selected the option for State credit substitution can still elect to mark Federal only Credits.

**D. Federal Minimum Set-Aside Election** (IRC Section 42(g)(1))

40%/60%

**E. Set-Aside Selection** (Reg. Section 10315(a)-(h))

Rural

**F. Housing Type Selection** (Reg. Sections 10315(i) & 10325(g))

Seniors  
 If you selected Special Needs please list the percentage of Special Needs Units:       
 If between 50% and 75%, please specify other housing type construction standards that will be met:  
    

**G. Geographic Area** (Reg. Section 10315(j))

Please select your geographic area:  
Central Coast Region: Monterey, San Luis Obispo, Santa Barbara, Santa Cruz, Ventura Counties

## II. APPLICATION - SECTION 3: APPLICANT INFORMATION

**A. Identify Applicant**

Applicant is the current owner and will retain ownership:	Yes
Applicant will be or is a general partner in the to be formed or formed final ownership entity:	Yes
Applicant is the project developer and will be part of the final ownership entity for the project:	Yes
Applicant is the project developer and will not be part of the final ownership entity for the project:	N/A

**B. Applicant Contact Information**

Applicant Name: Pacific Southwest Community Development Corporation (PSCDC)

Street Address: 16935 West Bernardo Drive STE 238

City: San Diego State: CA Zip Code: 92127

Contact Person: Robert W. Laing

Phone: 858-675-0506 Ext.: Fax: 858-675-0702

Email: robertlaing@pswcdc.org

**C. Legal Status of Applicant:**

Nonprofit Organization Parent Company:

If Other, Specify:

**D. General Partner(s) Information**

**D(1)** General Partner Name: PSCDC Morro Del Mar, LP

Street Address: 16935 West Bernardo Drive STE 238

City: San Diego State: Zip Code:

Contact Person: Robert W. Laing

Phone: 858-675-0506 Ext.: Fax: 858-675-0702

Email: robertlaing@pswcdc.org

Nonprofit/For Profit: Nonprofit Parent Company:

**D(2)** General Partner Name:

Street Address:

City: State: Zip Code:

Contact Person:

Phone: Ext.: Fax:

Email:

Nonprofit/For Profit: (select one) Parent Company:

**D(3)** General Partner Name:

Street Address:

City: State: Zip Code:

Contact Person:

Phone: Ext.: Fax:

Email:

Nonprofit/For Profit: (select one) Parent Company:

**E. General Partner(s) or Principal Owner(s) Type** #N/A

**F. Status of Ownership Entity**

currently exists If to be formed, enter date:

*\*(Federal I.D. No. must be obtained prior to submitting carryover allocation package)*

**G. Contact Person During Application Process**

Company Name: Pacific Southwest Community Development Corporation (PSCDC)

Street Address: 16935 West Bernardo Drive STE 238

City: San Diego State: Zip Code:

Contact Person: Robert W. Laing

Phone: 858-675-0506 Ext.: Fax:

Email: robertlaing@pswcdc.org

Participatory Role: Owner, General Partner

(e.g., General Partner, Consultant, etc.)

## II. APPLICATION - SECTION 4: DEVELOPMENT TEAM INFORMATION

### A. Indicate and List All Development Team Members

<p>Developer: <u>PSCDC</u>                  Address: <u>16935 West Bernardo Dr STE 238</u>                  City, State, Zip: <u>San Diego, CA 92127</u>                  Contact Person: <u>Robert W. Laing</u>                  Phone: <u>858-675-0506</u> Ext.: <u>        </u>                  Fax: <u>858-675-0702</u>                  Email: <u>robertlaing@pswcdc.org</u></p>	<p>Architect: <u>Hedenkamp Architecture and Plan</u>                  Address: <u>4455 Morena Blvd STE 114</u>                  City, State, Zip: <u>San Diego CA 92117</u>                  Contact Person: <u>William Hedenkamp</u>                  Phone: <u>858-483-4483</u> Ext.: <u>17</u>                  Fax: <u>                                </u>                  Email: <u>bill@hedenkamp-architecture.com</u></p>
<p>Attorney: <u>Peterson and Price</u>                  Address: <u>530 B Street, Ste 1800</u>                  City, State, Zip: <u>San Diego, CA 92101</u>                  Contact Person: <u>Marshal A. Scarr</u>                  Phone: <u>619-234-0361</u> Ext.: <u>207</u>                  Fax: <u>619-234-4786</u>                  Email: <u>MAS@PetersonPrice.com</u></p>	<p>General Contractor: <u>JM Reiss, inc</u>                  Address: <u>820 Walnut St.</u>                  City, State, Zip: <u>San Luis Obispo, CA 93401</u>                  Contact Person: <u>Jerry M. Reiss</u>                  Phone: <u>805-544-4387</u> Ext.: <u>        </u>                  Fax: <u>805-544-6623</u>                  Email: <u>jmreiss@jmreiss.com</u></p>
<p>Tax Professional: <u>Novogradac &amp; Company LLP</u>                  Address: <u>246 1st St., 5th Floor, POB 7833</u>                  City, State, Zip: <u>San Francisco, CA 94105, 94120</u>                  Contact Person: <u>Owen Gray</u>                  Phone: <u>415-356-8000</u> Ext.: <u>        </u>                  Fax: <u>415-356-8001</u>                  Email: <u>owen.gray@novoco.com</u></p>	<p>Energy Consultant: <u>                                </u>                  Address: <u>                                </u>                  City, State, Zip: <u>                                </u>                  Contact Person: <u>                                </u>                  Phone: <u>                                </u> Ext.: <u>        </u>                  Fax: <u>                                </u>                  Email: <u>                                </u></p>
<p>Consultant <u>Bocarsly Emden Cowan Esmail</u>                  Address: <u>633 West Fifth St, 70th Floor</u>                  City, State, Zip: <u>Los Angeles, CA 90071</u>                  Contact Person: <u>Eugene &amp; Robert Cowan</u>                  Phone: <u>213-239-8051</u> Ext.: <u>        </u>                  Fax: <u>213-947-4144</u>                  Email: <u>ecowan@bocarsly.com</u></p>	<p>Investor: <u>The Richman Group</u>                  Address: <u>707 Southwest Washington St, Sui</u>                  City, State, Zip: <u>Portland, OR 97205</u>                  Contact Person: <u>Terry Gentry</u>                  Phone: <u>1-800-425-9503</u> Ext.: <u>        </u>                  Fax: <u>                                </u>                  Email: <u>GentryT@richmancapital.com</u></p>
<p>Appraiser: <u>Schenberger, Taylor, McCormick &amp;</u>                  Address: <u>1306 Higuera St</u>                  City, State, Zip: <u>San Luis Obispo, CA 93401</u>                  Contact Person: <u>Rollie A. McCormick</u>                  Phone: <u>805-544-2472</u> Ext.: <u>        </u>                  Fax: <u>805-544-4396</u>                  Email: <u>rmccormick@stmjappraisers.com</u></p>	<p>Market Analyst: <u>Novogradac &amp; Company LLP</u>                  Address: <u>7227 Metcalf Ave, Suite 230</u>                  City, State, Zip: <u>Overland Park, KS 66204</u>                  Contact Person: <u>Rachel Denton</u>                  Phone: <u>913-262-3500</u> Ext.: <u>        </u>                  Fax: <u>913-262-3501</u>                  Email: <u>rachel.denton@novoco.com</u></p>
<p>Prop. Mgmt. Co.: <u>CIC Management, Inc</u>                  Address: <u>5993 Avenida Encinas STE 101</u>                  City, State, Zip: <u>Carlsbad, CA 92008</u>                  Contact Person: <u>Bill Peavey</u>                  Phone: <u>760-456-6000</u> Ext.: <u>        </u>                  Fax: <u>760-456-6001</u>                  Email: <u>bpeavey@chelseainvestco.com</u></p>	<p>CNA Consultant: <u>                                </u>                  Address: <u>                                </u>                  City, State, Zip: <u>                                </u>                  Contact Person: <u>                                </u>                  Phone: <u>                                </u> Ext.: <u>        </u>                  Fax: <u>                                </u>                  Email: <u>                                </u></p>

2nd Property Management Agent/Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
Phone: \_\_\_\_\_ Ext.: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_





**F. Building Information**

Total Number of Buildings: **3** Residential Buildings: **3**  
 Community Buildings: **0** Commercial/ Retail Space: **N/A**  
 If Commercial/ Retail Space, explain: (include use, size, location, and purpose)  
**Community facilities are part of the larger residential structure.**

Are Buildings on a Contiguous Site? **Yes**  
 If not Contiguous, do buildings meet the requirements of IRC Sec. 42(g)(7)? **N/A**

Do any buildings have 4 or fewer units? **No**  
 If yes, are any of the units to be occupied by the owner or a person related to the owner (IRC Sec. 42(i)(3)(c))? **N/A**

**G. Project Unit Number and Square Footage**

Total number of units:	21
Total number of non-tax credit units (excluding managers' units) (i.e. market rate units):	
Total number of units (excluding managers' units):	20
Total number of low-income units:	20
Ratio of low-income units to total units (excluding managers' units):	100%
Total square footage of all residential units (excluding managers' units):	12,835
Total square footage of low-income units:	12,835
Ratio of low-income residential to total residential square footage (excluding managers' units):	100%
Applicable fraction, smaller of unit or square footage ratio (used on "Basis & Credits"):	100%
Total community room square footage:	1,094
Total commercial/ retail space square footage:	
Total common space square footage (including managers' units):	771
Total parking structure square footage (excludes car-ports and "tuck under" parking):	5,400
<b>*Total Square Footage of All Project Structures:</b>	<b>20,100</b>

\*equals: "total square footage of all residential units" + "total community room square footage" + "total common space" + "total parking structure square footage")

<b>Total Project Cost per Unit</b>	<b>\$252,284</b>
<b>Total Residential Project Cost per Unit</b>	<b>\$252,284</b>
<b>Total Eligible Basis per Unit</b>	<b>\$199,883</b>

**H. Tenant Population Data**

Completion of this section is required. **The information requested in this section is for national data collection purposes, and is not intended for threshold and competitive scoring use;** however, the completed table should be consistent with information provided in the application and attachments.

Indicate the number of units anticipated for the following populations:

Homeless/formerly homeless	N/A
Transitional housing	N/A
Persons with physical, mental, development disabilities	N/A
Persons with HIV/AIDS	N/A
Transition age youth	N/A
Farmworker	N/A
Other: <b>Seniors - 21 units 100%</b>	<b>21</b>
Units w/ tenants of multiple disability type or subsidy layers, etc., briefly explain:	
For 4% federal applications only:	
Rural area consistent with TCAC methodology	Yes

**II. APPLICATION - SECTION 6: REQUIRED APPROVALS & DEVELOPMENT TIMETABLE**

**A. Required Approvals Necessary to Begin Construction**

	Approval Dates		
	Application Submittal	Estimated Approval	Actual Approval
Negative Declaration under CEQA			8/15/2005
NEPA	USDA FONSI		2/25/2013
Toxic Report	7/1/2011		approval not required
Soils Report	7/6/2011		approval not required
Coastal Commission Approval	8/16/2005		City jurisdiction
Article 34 of State Constitution			n/a to project
Site Plan	CUP UP0-042		not required
Design Review	CUP UP0-042		not required
Conditional Use Permit Approved or Required	CUP UP0-042		8/16/2005
Variance Approved or Required	not required		not required

	Project and Site Information	
Current Land Use Designation	Multifamily residential-hotel-professional district	
Current Zoning and Maximum Density	C-1/R-4	
Proposed Zoning and Maximum Density	C-1/R-4	
Does this site have Inclusionary Zoning?	No	
Occupancy restrictions that run with the land due to CUP's or density bonuses?	Yes   Seniors, low and very low income, 55 years	
Building Height Requirements	30 feet maximum	
Required Parking Ratio	CUP allows 18 spaces for 21 units or .86 spaces per unit	
Is site in a Redevelopment Area?	No	

**B. Development Timetable**

		Actual or Scheduled		
		Month	/	Year
<b>SITE</b>	Environmental Review Completed	8	/	2005
	Site Acquired	12	/	2011
<b>LOCAL PERMITS</b>	Conditional Use Permit	8	/	2005
	Variance	N/A	/	
	Site Plan Review	N/A	/	
	Grading Permit	N/A	/	
	Building Permit	N/A	/	
<b>CONSTRUCTION FINANCING</b>	Loan Application	7	/	2011
	Enforceable Commitment	2	/	2013
	Closing and Disbursement	9	/	2013
<b>PERMANENT FINANCING</b>	Loan Application	7	/	2011
	Enforceable Commitment	2	/	2013
	Closing and Disbursement	9	/	2013
<b>OTHER LOANS AND GRANTS</b>	Type and Source: <u>City of Morro Bay residual receipts loan</u>	N/A	/	
	Application	4	/	2011
	Closing or Award	12	/	2011
	Type and Source: <u>AHP Grant</u>	N/A	/	
	Application	4	/	2011
	Closing or Award	10	/	2011
	Type and Source: <u>Housing Trust Fund</u>	N/A	/	
	Application	1	/	2012
	Closing or Award	7	/	2012
	Type and Source: <u>Deferred Developer Fee</u>	N/A	/	
	Application	2	/	2013
	Closing or Award	9	/	2013
	Type and Source: <u>San Luis Obispo County SCHEDULED</u>	N/A	/	
	Application	8	/	2012
	Closing or Award	3	/	2013
Type and Source: <u>(specify here)</u>	N/A	/		
Application	N/A	/		
Closing or Award	N/A	/		
10% of Costs Incurred	N/A	/		
Construction Start	N/A	/		
Construction Completion	N/A	/		
Placed In Service	N/A	/		
Occupancy of All Low-Income Units	N/A	/		

### III. PROJECT FINANCING - SECTION 1: CONSTRUCTION FINANCING

#### A. Construction Financing

List Below All Projected Sources Required To Complete Construction

Name of Lender/Source	Term (months)	Interest Rate	Amount of Funds
1) Rabobank	480	4.000%	\$3,635,332
2) City of Morro Bay	660	3.000%	\$600,000
3) AHP Grant, FHLB San Francisco	grant		\$200,000
4) Deferred Developer Fee	180	1.000%	\$484,343
5) Richman Tax Credit Equity			\$378,278
6)			
7)			
8)			
9)			
10)			
11)			
12)			
<b>Total Funds For Construction:</b>			<b>\$5,297,954</b>

1) Lender/Source: Rabobank  
 Street Address: 618 W. Main St.  
 City: Visalia, CA  
 Contact Name: Frank Bravo  
 Phone Number: 559-735-2275 Ext.:  
 Type of Financing: Construction Loan  
 Is the Lender/Source Committed? Yes

2) Lender/Source: City of Morro Bay  
 Street Address: 595 Harbor Drive  
 City: Morro Bay, CA  
 Contact Name: Kathleen Wold  
 Phone Number: 805-772-6200 Ext.:  
 Type of Financing: Residual Receipts Loan  
 Is the Lender/Source Committed? Yes

3) Lender/Source: AHP Grant, FHLB San Francisco  
 Street Address: Coast National Bank 500 Marsh St  
 City: San Luis Obispo, CA  
 Contact Name: Charles E. Fruit (Member Institution)  
 Phone Number: Ext.:  
 Type of Financing: 559-547-6107  
 Is the Lender/Source Committed? Yes

4) Lender/Source: Deferred Developer Fee  
 Street Address: PSCDC, 16935 W. Bernardo Dr, Ste 2  
 City: San Diego, CA  
 Contact Name: Robert W. Laing  
 Phone Number: 858-675-0506 Ext.:  
 Type of Financing: Deferred Developer fee  
 Is the Lender/Source Committed? Yes

5) Lender/Source: Richman Tax Credit Equity  
 Street Address: 707 SW Washington Street  
 City: Portland, OR  
 Contact Name: Terry Gentry  
 Phone Number: 1800-425-9503 Ext.:  
 Type of Financing: Tax Credit Equity  
 Is the Lender/Source Committed? Yes

6) Lender/Source:  
 Street Address:  
 City:  
 Contact Name:  
 Phone Number: Ext.:  
 Type of Financing:  
 Is the Lender/Source Committed? No

7) Lender/Source:  
 Street Address:  
 City:  
 Contact Name:  
 Phone Number: Ext.:  
 Type of Financing:  
 Is the Lender/Source Committed? No

8) Lender/Source:  
 Street Address:  
 City:  
 Contact Name:  
 Phone Number: Ext.:  
 Type of Financing:  
 Is the Lender/Source Committed? No

9) Lender/Source:  
Street Address: \_\_\_\_\_  
City: \_\_\_\_\_  
Contact Name: \_\_\_\_\_  
Phone Number \_\_\_\_\_ Ext.: \_\_\_\_\_  
Type of Financing: \_\_\_\_\_  
Is the Lender/Source Committed? No

10) Lender/Source:  
Street Address: \_\_\_\_\_  
City: \_\_\_\_\_  
Contact Name: \_\_\_\_\_  
Phone Number \_\_\_\_\_ Ext.: \_\_\_\_\_  
Type of Financing: \_\_\_\_\_  
Is the Lender/Source Committed? No

11) Lender/Source:  
Street Address: \_\_\_\_\_  
City: \_\_\_\_\_  
Contact Name: \_\_\_\_\_  
Phone Number \_\_\_\_\_ Ext.: \_\_\_\_\_  
Type of Financing: \_\_\_\_\_  
Is the Lender/Source Committed? No

12) Lender/Source:  
Street Address: \_\_\_\_\_  
City: \_\_\_\_\_  
Contact Name: \_\_\_\_\_  
Phone Number \_\_\_\_\_ Ext.: \_\_\_\_\_  
Type of Financing: \_\_\_\_\_  
Is the Lender/Source Committed? No

### III. PROJECT FINANCING - SECTION 2: PERMANENT FINANCING

#### A. Permanent Financing

List Below All Projected Sources Required To Complete Construction

Name of Lender/Source	Term (months)	Interest Rate	Residual Receipts / Deferred Pymt.	Annual Debt Service	Amount of Funds
1) Bonneville USDA Section 538 Loan	480	4.000%		\$49,150	\$980,000
2) City of Morro Bay	660	3.000%	Residual		\$600,000
3) AHP Grant, FHLB San Francisco					\$200,000
4) Deferred Developer Fee	180	1.000%	Deferred		\$260,713
5) Housing Trust Fund	204	4.000%	Residual		\$210,000
6)					
7)					
8)					
9)					
10)					
11)					
12)					
<b>Total Permanent Financing:</b>					<b>\$2,250,713</b>
<b>Total Tax Credit Equity:</b>					<b>\$3,047,240</b>
<b>Total Sources of Project Funds:</b>					<b>\$5,297,954</b>

1) Lender/Source: Bonneville USDA Section 538 Loan  
 Street Address: 111 East Broadway, Ste 200  
 City: Salt Lake City, UT 84111  
 Contact Name: Sarah Johansen  
 Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_  
 Type of Financing: Permanent USDA Guarantee Loan  
 Is the Lender/Source Committed? Yes

2) Lender/Source: City of Morro Bay  
 Street Address: 595 Harbor Drive  
 City: Morro Bay, CA  
 Contact Name: Kathleen Wold  
 Phone Number 805-772-6200 Ext.: \_\_\_\_\_  
 Type of Financing: Residual Receipts Loan  
 Is the Lender/Source Committed? Yes

3) Lender/Source: AHP Grant, FHLB San Francisco  
 Street Address: Coast National Bank 500 Marsh St  
 City: San Luis Obispo, CA  
 Contact Name: Charles E. Fruit (Member Institution)  
 Phone Number 559-547-6107 Ext.: \_\_\_\_\_  
 Type of Financing: Grant  
 Is the Lender/Source Committed? Yes

4) Lender/Source: Deferred Developer Fee  
 Street Address: PSCDC, 16935 W. Bernardo Dr, Ste 2  
 City: San Diego, CA  
 Contact Name: Robert W. Laing  
 Phone Number 858-675-0506 Ext.: \_\_\_\_\_  
 Type of Financing: Deferred Developer Fee  
 Is the Lender/Source Committed? Yes

5) Lender/Source: Housing Trust Fund  
 Street Address: 71 Zaca Lane, Ste 130  
 City: San Luis Obsipo, CA 93401  
 Contact Name: Jerry Rioux  
 Phone Number 805-543-5970 Ext.: \_\_\_\_\_  
 Type of Financing: Residual Receipts Loan  
 Is the Lender/Source Committed? Yes

6) Lender/Source: \_\_\_\_\_  
 Street Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 Contact Name: \_\_\_\_\_  
 Phone Number \_\_\_\_\_ Ext.: \_\_\_\_\_  
 Type of Financing: \_\_\_\_\_  
 Is the Lender/Source Committed? No

7) Lender/Source: \_\_\_\_\_  
 Street Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 Contact Name: \_\_\_\_\_  
 Phone Number \_\_\_\_\_ Ext.: \_\_\_\_\_  
 Type of Financing: \_\_\_\_\_  
 Is the Lender/Source Committed? Yes

8) Lender/Source: \_\_\_\_\_  
 Street Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 Contact Name: \_\_\_\_\_  
 Phone Number \_\_\_\_\_ Ext.: \_\_\_\_\_  
 Type of Financing: \_\_\_\_\_  
 Is the Lender/Source Committed? No

9) Lender/Source:  
Street Address: \_\_\_\_\_  
City: \_\_\_\_\_  
Contact Name: \_\_\_\_\_  
Phone Number \_\_\_\_\_ Ext.: \_\_\_\_\_  
Type of Financing: \_\_\_\_\_  
Is the Lender/Source Committed? No

10) Lender/Source:  
Street Address: \_\_\_\_\_  
City: \_\_\_\_\_  
Contact Name: \_\_\_\_\_  
Phone Number \_\_\_\_\_ Ext.: \_\_\_\_\_  
Type of Financing: \_\_\_\_\_  
Is the Lender/Source Committed? No

11) Lender/Source:  
Street Address: \_\_\_\_\_  
City: \_\_\_\_\_  
Contact Name: \_\_\_\_\_  
Phone Number \_\_\_\_\_ Ext.: \_\_\_\_\_  
Type of Financing: \_\_\_\_\_  
Is the Lender/Source Committed? No

12) Lender/Source:  
Street Address: \_\_\_\_\_  
City: \_\_\_\_\_  
Contact Name: \_\_\_\_\_  
Phone Number \_\_\_\_\_ Ext.: \_\_\_\_\_  
Type of Financing: \_\_\_\_\_  
Is the Lender/Source Committed? No





**C. Market Rate Units**

(a) Bedroom Type(s)	(b) Number of Units	(c) Proposed Monthly Rent (Less Utilities)	(d) Total Monthly Rents (b x c)
<b>Total # Units:</b>		<b>Total:</b>	

<b>Aggregate Monthly Rents For All Units:</b>	\$13,365
<b>Aggregate Annual Rents For All Units:</b>	\$160,380

**D. Rental Subsidy Income/Operating Subsidy**

Number of Units Receiving Assistance:	
Length of Contract (years):	
Expiration Date of Contract:	
<b>Total Projected Annual Rental Subsidy:</b>	

**E. Miscellaneous Income**

Annual Income from Laundry Facilities:	
Annual Income from Vending Machines:	
Annual Interest Income:	
Other Annual Income:	App fees, late fees \$1,260
<b>Total Miscellaneous Income:</b>	\$1,260
<b>Total Annual Potential Gross Income:</b>	\$161,640

**F. Monthly Resident Utility Allowance by Unit Size**

(utility allowances must be itemized and must agree with the applicable utility allowance schedule)

	SRO / STUDIO	1 BR	2 BR	3 BR	4 BR	( ) BR
Space Heating:		\$10	\$12			
Water Heating:		\$10	\$12			
Cooking:		\$6	\$10			
Lighting:		\$4	\$6			
Electricity:		\$2	\$3			
Water:*						
Other: (specify here)						
<b>Total:</b>		\$32	\$43			

**\*PROJECTS PROPOSING UNITS WITH INDIVIDUAL WATER METERS MUST INCLUDE A WATER ALLOWANCE.**

**Name of PHA or California Energy Commission Providing Utility Allowances:**

Housing Authority of San Luis Obispo County

**G. Annual Residential Operating Expenses**

<b>Administrative</b>	Advertising:	\$575
	Legal:	\$500
	Accounting/Audit:	\$7,500
	Security:	\$720
	Other: Tel, expenses, credit, reimb, supplies	\$2,745
	<b>Total Administrative:</b>	<b>\$12,040</b>

<b>Management</b>	<b>Total Management:</b>	<b>\$10,800</b>
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<b>Utilities</b>	Fuel:	
	Gas:	\$2,500
	Electricity:	\$2,500
	Water/Sewer:	\$15,961
	<b>Total Utilities:</b>	<b>\$20,961</b>

<b>Payroll / Payroll Taxes</b>	On-site Manager:	\$13,312
	Maintenance Personnel:	\$6,656
	Other: Payroll taxes insurance	\$5,212
	<b>Total Payroll / Payroll Taxes:</b>	<b>\$25,180</b>
	<b>Total Insurance:</b>	<b>\$5,600</b>

<b>Maintenance</b>	Painting:	\$1,880
	Repairs:	\$5,140
	Trash Removal:	\$2,496
	Exterminating:	\$980
	Grounds:	\$4,000
	Elevator:	\$400
	Other: Supplies	\$516
	<b>Total Maintenance:</b>	<b>\$15,412</b>

<b>Other Expenses</b>	Other: Licenses and permits	\$700
	Other: (specify here)	
	Other: (specify here)	
	Other: (specify here)	
	Other: (specify here)	
	<b>Total Other Expenses:</b>	<b>\$700</b>

**Total Expenses**

<b>Total Annual Residential Operating Expenses:</b>	\$90,693
<b>Total Number of Units in the Project:</b>	21
<b>Total Annual Operating Expenses Per Unit:</b>	\$4,318
<b>Total 3-Month Operating Reserve:</b>	\$6,300
<b>Total Annual Internet Expense (site amenity election):</b>	*
<b>Total Annual Services Amenities Budget (from project expenses):</b>	*
<b>Total Annual Reserve for Replacement:</b>	\$6,300*
<b>Total Annual Real Estate Taxes:</b>	*

\* Please include in the identified lines on **THIS** page and **NOT** on any of the line items on Page 18. Please note that these will still need to be included when determining the net cash flow in the 15 year proforma.

**H. Commercial Income\***

Total Annual Commercial/Non-Residential Revenue:	
Total Annual Commercial/Non-Residential Expenses:	
Total Annual Commercial/Non-Residential Debt Service:	
<b>Total Annual Commercial/Non-Residential Net Income:</b>	

\*The Sources and Uses Budget must separately detail apportioned amounts for residential and commercial space. Separate cash flow projections shall be provided for residential and commercial space. Income from the residential portion of a project shall not be used to support any negative cash flow of a commercial portion, and commercial income should not support the residential portion (Sections 10322(h)(14), (22); 10327(g)(7)).

### III. PROJECT FINANCING - SECTION 4: LOAN AND GRANT SUBSIDIES

**A. Inclusion/Exclusion From Eligible Basis**

Funding Sources If lender is not funding source, list source (HOME, CDBG, etc.) NOT lender.		Included in Eligible Basis Yes/No	Amount
HOME Investment Partnership Act (HOME)		N/A	
Community Development Block Grant (CDBG)		N/A	
RHS 514		N/A	
RHS 515		N/A	
RHS 516		N/A	
RHS 538		Yes	
HOPE VI		N/A	
McKinney-Vento Homeless Assistance Program		N/A	
MHSA		N/A	
MHP		N/A	
Redevelopment Set-aside Funds		N/A	
Taxable bond financing		N/A	
FHA Risk Sharing loan? No		N/A	
State: (specify here)		N/A	
Local:	City of Morro Bay Funds	Yes	\$600,000
Private:	Bonneville Mortgage USDA Section 538	Yes	\$980,000
Other:	AHP Grant	Yes	\$200,000
Other:	Housing Trust Fund	Yes	\$210,000
Other:	San Luis Obispo County HOME	No	

**B. Rental Subsidy Anticipated**

Indicate By Percent Of Units Affected, Any Rental Subsidy Expected To Be Available To The Project.

Approval Date:		Approval Date:	
Source:		Source:	
If Section 8:	(select one)	If Section 8:	(select one)
Percentage:		Percentage:	
Units Subsidized:		Units Subsidized:	
Amount Per Year:		Amount Per Year:	
Total Subsidy:		Total Subsidy:	
Term:		Term:	

**C. Pre-Existing Subsidies** (Acq./Rehab. or Rehab-Only projects)

Indicate The Subsidy Amount For Any Of The Following Currently Utilized By The Project.

Sec 221(d)(3) BMIR:		RHS 514:	
HUD Sec 236:		RHS 515:	
If Section 236, IRP?	N/A	RHS 521 (rent subsidy):	
RHS 538:		State / Local:	
HUD Section 8:		Rent Sup / RAP:	
If Section 8:	(select one)		
HUD SHP:			
Will the subsidy continue?:	No	Other:	(specify here)
If yes enter amount:		Other amount:	

**III. PROJECT FINANCING - SECTION 5: THRESHOLD BASIS LIMIT**

**A. Threshold Basis Limit**

<b>Unit Size</b>	<b>Unit Basis Limit</b>	<b>No. of Units</b>	<b>(Basis) X (No. of Units)</b>
SRO/STUDIO	\$164,507		
1 Bedroom	\$189,675	16	\$3,034,800
2 Bedrooms	\$228,800	5	\$1,144,000
3 Bedrooms	\$292,864		
4+ Bedrooms	\$326,269		
<b>TOTAL UNITS:</b>		21	
<b>TOTAL UNADJUSTED THRESHOLD BASIS LIMIT:</b>			<b>\$4,178,800</b>
		<b>Yes/No</b>	
<b>(a)</b> Plus (+) 20% basis adjustment for projects paid in whole or part out of public funds and required by a public awarding body to pay state or federal prevailing wages.		No	
<b>(b)</b> Plus (+) 7% basis adjustment for new construction projects required to provide parking beneath residential units (not "tuck under" parking) or through construction of an on-site parking structure of two or more levels.		No	
<b>(c)</b> Plus (+) 2% basis adjustment for projects where a day care center is part of the development.		No	
<b>(d)</b> Plus (+) 2% basis adjustment for projects where 100 percent of the units are for Special Needs populations.		No	
<b>(e)</b> Plus (+) up to 10% basis adjustment for projects applying under Section 10325 or Section 10326 of these regulations that include one or more of the features in the section: Item (e) Features.		No	
<b>(f)</b> Plus (+) the lesser of the associated costs or up to a 15% basis adjustment for projects requiring seismic upgrading of existing structures, and/or projects requiring toxic or other environmental mitigation as certified by the project architect/ engineer +costs. If Yes, select type: <input type="text" value="N/A"/>		No	
<b>(g)</b> Plus (+) local development impact fees required to be paid to local government entities. Certification from local entities assessing fees also required.		No	
<b>(h)</b> Plus (+) 10% basis adjustment for projects wherein at least 95% of the project's upper floor units are serviced by an elevator.		Yes	\$417,880
<b>TOTAL ADJUSTED THRESHOLD BASIS LIMIT:</b>			<b>\$4,596,680</b>

**HIGH COST TEST**

Total Eligible Basis \$4,197,546  
 Percentage of the Adjusted Threshold Basis Limit

**Based on information presented in this application, this project is not held to TCAC regulation requirements for high cost projects.**

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**ITEM (e) Features**

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**REVIEW REGULATION SECTION 10327(c)(5)(B) PRIOR TO COMPLETING THIS SECTION.  
THE OPTIONS BELOW ARE PRESENTED WITH ABRIDGED LANGUAGE.**

- N/A** 1 Project shall have onsite renewable generation estimated to produce 50% or more of annual electricity use (dwelling and common area meters combined). If combined available roof area is insufficient, project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area. Threshold Basis Limit increase of 5%.
- N/A** 2 Project shall have onsite renewable generation estimated to produce 75% or more of annual common area electricity use. If combined available roof area is insufficient, project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area. Threshold Basis Limit increase of 2%.
- N/A** 3 Newly constructed project buildings shall be 45% or more energy efficient than current Energy Efficiency Standards (CA Code of Regulations, Title 24, Part 6). Threshold Basis Limit increase of 4%.
- N/A** 4 Rehabilitated project buildings shall have an 80% decrease in estimated annual energy use (or improvement in energy efficiency) in the HERS II post rehabilitation. Threshold Basis Limit increase 4%.
- N/A** 5 Irrigated only with reclaimed water, greywater, or rainwater (excluding water used for community gardens). Threshold Basis Limit increase 1%.
- N/A** 6 Community gardens of at least 60 square feet per unit. Permanent site improvements that provide a viable growing space within the project. Threshold Basis Limit increase 1%.
- N/A** 7 Install bamboo, cork, salvaged or FSC-Certified wood, natural linoleum, natural rubber, or ceramic tile in all kitchens, living rooms, and bathrooms (where no VOC adhesives or backing is also used). Threshold Basis Limit increase 1%.
- N/A** 8 Install bamboo, stained concrete, cork, salvaged or FSC-Certified wood, ceramic tile, or natural linoleum in all common areas. Threshold Basis Limit increase 2%.
- N/A** 9 Meet all requirements of the U.S. Environmental Protection Agency Indoor Air Plus Program. Threshold Basis Limit increase 2%.

IV. SOURCES AND USES BUDGET - SECTION 1: SOURCES AND USES BUDGET					Permanent Sources												70% PVC for New Const/Rehab	30% PVC for Acquisition
TOTAL PROJECT COST	RES. COST	COM'L. COST	TAX CREDIT EQUITY	1)Bonneville USDA Section 538 Loan	2)City of Morro Bay	3)AHP Grant, FHLB San Francisco	4)Deferred Developer Fee	5)Housing Trust Fund	6)	7)	8)	9)	10)	11)	12)	SUBTOTAL		
<b>LAND COST/ACQUISITION</b>																		
<sup>1</sup> Land Cost or Value	\$770,400	\$770,400	\$170,400		\$600,000											\$770,400		
<sup>2</sup> Demolition																		
Legal	\$14,957	\$14,957	\$14,957													\$14,957		
Land Lease Rent Prepayment																		
<sup>1</sup> Total Land Cost or Value	\$785,357	\$785,357	\$185,357		\$600,000											\$785,357		
Existing Improvements Value																		
<sup>2</sup> Off-Site Improvements	\$29,600	\$29,600	\$29,600													\$29,600	\$29,600	
Total Acquisition Cost	\$29,600	\$29,600	\$29,600													\$29,600		
Total Land Cost / Acquisition Cost	\$814,957	\$814,957	\$214,957		\$600,000											\$814,957		
Predevelopment Interest/Holding Cost	\$10,278	\$10,278	\$10,278													\$10,278	\$10,278	
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)																		
Other: (Specify)																		
<b>REHABILITATION</b>																		
Site Work																		
Structures																		
General Requirements																		
Contractor Overhead																		
Contractor Profit																		
Prevailing Wages																		
General Liability Insurance																		
Other: (Specify)																		
Total Rehabilitation Costs																		
Total Relocation Expenses																		
<b>NEW CONSTRUCTION</b>																		
Site Work	\$350,341	\$350,341	\$140,341					\$210,000								\$350,341	\$350,341	
Structures	\$1,992,983	\$1,992,983	\$812,983	\$980,000		\$200,000										\$1,992,983	\$1,992,983	
General Requirements	\$140,599	\$140,599	\$140,599													\$140,599	\$140,599	
Contractor Overhead	\$46,866	\$46,866	\$46,866													\$46,866	\$46,866	
Contractor Profit	\$140,599	\$140,599	\$140,599													\$140,599	\$140,599	
Prevailing Wages																		
General Liability Insurance	\$54,451	\$54,451	\$54,451													\$54,451	\$54,451	
Other: (Specify)																		
Total New Construction Costs	\$2,725,839	\$2,725,839	\$1,335,839	\$980,000		\$200,000		\$210,000								\$2,725,839	\$2,725,839	
<b>ARCHITECTURAL FEES</b>																		
Design	\$120,800	\$120,800	\$120,800													\$120,800	\$120,800	
Supervision	\$50,000	\$50,000	\$50,000													\$50,000	\$50,000	
Total Architectural Costs	\$170,800	\$170,800	\$170,800													\$170,800	\$170,800	
Total Survey & Engineering	\$90,200	\$90,200	\$90,200													\$90,200	\$90,200	
<b>CONSTRUCTION INTEREST &amp; FEES</b>																		
Construction Loan Interest	\$156,750	\$156,750	\$156,750													\$156,750	\$71,246	
Origination Fee	\$36,353	\$36,353	\$36,353													\$36,353	\$21,812	
Credit Enhancement/Application Fee																		
Bond Premium																		
Title & Recording	\$15,000	\$15,000	\$15,000													\$15,000	\$15,000	
Taxes	\$16,507	\$16,507	\$16,507													\$16,507	\$16,507	
Insurance	\$15,339	\$15,339	\$15,339													\$15,339	\$15,339	
Other: Inspections, Construction management & testing	\$27,200	\$27,200	\$27,200													\$27,200	\$27,200	
Other: Construction consultant	\$10,000	\$10,000	\$10,000													\$10,000	\$10,000	
Total Construction Interest & Fees	\$277,149	\$277,149	\$277,149													\$277,149	\$177,103	
<b>PERMANENT FINANCING</b>																		
Loan Origination Fee	\$25,000	\$25,000	\$25,000													\$25,000		
Credit Enhancement/Application Fee																		
Title & Recording	\$10,000	\$10,000	\$10,000													\$10,000		
Taxes																		
Insurance																		
Other: HTF loan fee, Bonneville fee	\$4,000	\$4,000	\$4,000													\$4,000		
Other: USDA upfront guarantee	\$8,820	\$8,820	\$8,820													\$8,820		
Total Permanent Financing Costs	\$47,820	\$47,820	\$47,820													\$47,820		
<b>Subtotals Forward</b>	\$4,137,042	\$4,137,042	\$2,147,042	\$980,000	\$600,000	\$200,000		\$210,000								\$4,137,042	\$3,203,820	



IV. SOURCES AND USES BUDGET - SECTION 1: SOURCES AND USES BUDGET					Permanent Sources												70% PVC for New Const/Rehab	30% PVC for Acquisition
TOTAL PROJECT COST	RES. COST	COM'L. COST	TAX CREDIT EQUITY	1)Bonneville USDA Section 538 Loan	2)City of Morro Bay	3)AHP Grant, FHLB San Francisco	4)Deferred Developer Fee	5)Housing Trust Fund	6)	7)	8)	9)	10)	11)	12)	SUBTOTAL		
<b>LEGAL FEES</b>																		
Lender Legal Paid by Applicant	\$68,533	\$68,533	\$68,533													\$68,533	\$41,120	
Other: Perm lender legal, org legal	\$70,000	\$70,000	\$70,000													\$70,000		
<b>Total Attorney Costs</b>	<b>\$138,533</b>	<b>\$138,533</b>	<b>\$138,533</b>													<b>\$138,533</b>	<b>\$41,120</b>	
<b>RESERVES</b>																		
Rent Reserves																		
Capitalized Rent Reserves																		
3-Month Operating Reserve	\$36,536	\$36,536	\$36,536													\$36,536		
Other: (Specify)																		
<b>Total Reserve Costs</b>	<b>\$36,536</b>	<b>\$36,536</b>	<b>\$36,536</b>													<b>\$36,536</b>		
<b>APPRAISAL</b>																		
<b>Total Appraisal Costs</b>	<b>\$3,500</b>	<b>\$3,500</b>	<b>\$3,500</b>													<b>\$3,500</b>	<b>\$3,500</b>	
<b>Total Contingency Cost</b>	<b>\$133,569</b>	<b>\$133,569</b>	<b>\$133,569</b>													<b>\$133,569</b>	<b>\$133,569</b>	
<b>OTHER PROJECT COSTS</b>																		
TCAC App/Allocation/Monitoring Fees	\$13,237	\$13,237	\$13,237													\$13,237		
Environmental Audit	\$11,690	\$11,690	\$11,690													\$11,690	\$11,690	
Local Development Impact Fees	\$6,174	\$6,174	\$6,174													\$6,174	\$6,174	
Permit Processing Fees	\$109,888	\$109,888	\$109,888													\$109,888	\$109,888	
Capital Fees	\$10,000	\$10,000	\$10,000													\$10,000	\$10,000	
Marketing	\$20,000	\$20,000	\$20,000													\$20,000		
Furnishings	\$20,000	\$20,000	\$20,000													\$20,000	\$20,000	
Market Study	\$11,175	\$11,175	\$11,175													\$11,175	\$11,175	
Accounting/Reimbursables	\$20,871	\$20,871	\$20,871													\$20,871	\$20,871	
Soft Cost Contingency	\$42,628	\$42,628	\$42,628													\$42,628	\$42,628	
Other: Property management fee	\$10,000	\$10,000	\$10,000													\$10,000	\$10,000	
Other: Financial consultant	\$8,189	\$8,189	\$8,189													\$8,189	\$8,189	
Other: Final cost audit expense	\$11,858	\$11,858	\$11,858													\$11,858	\$11,858	
Other: Equipment rental, lot maint	\$1,857	\$1,857	\$1,857													\$1,857	\$1,857	
Other: Historical Preservation study & Engineer offsite cost verification	\$3,700	\$3,700	\$3,700													\$3,700	\$3,700	
<b>Total Other Costs</b>	<b>\$301,267</b>	<b>\$301,267</b>	<b>\$301,267</b>													<b>\$301,267</b>	<b>\$268,030</b>	
<b>SUBTOTAL PROJECT COST</b>	<b>\$4,750,448</b>	<b>\$4,750,448</b>	<b>\$2,760,448</b>	<b>\$980,000</b>	<b>\$600,000</b>	<b>\$200,000</b>		<b>\$210,000</b>								<b>\$4,750,448</b>	<b>\$3,650,040</b>	
<b>DEVELOPER COSTS</b>																		
Developer Overhead/Profit	\$547,506	\$547,506	\$286,793					\$260,713								\$547,506	\$547,506	
Consultant/Processing Agent																		
Project Administration																		
Broker Fees Paid to a Related Party																		
Const. Oversight by Developer																		
Other: (Specify)																		
<b>Total Developer Costs</b>	<b>\$547,506</b>	<b>\$547,506</b>	<b>\$286,793</b>					<b>\$260,713</b>								<b>\$547,506</b>	<b>\$547,506</b>	
<b>TOTAL PROJECT COSTS</b>	<b>\$5,297,954</b>	<b>\$5,297,954</b>	<b>\$3,047,240</b>	<b>\$980,000</b>	<b>\$600,000</b>	<b>\$200,000</b>		<b>\$260,713</b>	<b>\$210,000</b>							<b>\$5,297,954</b>	<b>\$4,197,546</b>	
Note: Syndication Costs may not be included as a project cost. Calculate Maximum Developer Fee using the eligible basis subtotals.																Bridge Loan Expense During Construction:		
<b>DOUBLE CHECK AGAINST PERMANENT FINANCING TOTALS:</b>																<b>Total Eligible Basis:</b>	<b>\$4,197,546</b>	
			\$3,047,240	\$980,000	\$600,000	\$200,000		\$260,713	\$210,000									

<sup>1</sup> Required: evidence of land value (see Tab 1). TCAC will not accept a budget with a nominal land value. Please refer to TCAC Regulations and the application checklist for additional information and guidance. Land value must be included in Total Project Cost and Sources and Uses Budget (including donated or leased land).

<sup>2</sup> Required: include a detailed explanation of Demolition and Offsite Improvements requirements as well as a cost breakdown in Attachment 12, Construction and Design Description.

## V. BASIS AND CREDITS - SECTION 1: BASIS AND CREDITS

### Determination of Eligible and Qualified Basis

#### A. Basis and Credits

	70% PVC for New Construction/ Rehabilitation	30% PVC for Acquisition
<b>Total Eligible Basis:</b>	\$4,197,546	
<b>Ineligible Amounts</b>		
Subtract All Grant Proceeds Used to Finance Costs in Eligible Basis:		
Subtract Non-Qualified Non-Recourse Financing:		
Subtract Non-Qualifying Portion of Higher Quality Units:		
Subtract Photovoltaic Credit (as applicable):		
Subtract Historic Credit (residential portion only):		
<b>Total Ineligible Amounts:</b>		
<b>Total Eligible Basis Amount Voluntarily Excluded:</b>	\$1,278,733	
<b>Total Basis Reduction:</b>	(\$1,278,733)	
<b>Total Requested Unadjusted Eligible Basis:</b>	\$2,918,813	
*Qualified Census Tract (QCT) or Difficult to Develop Area (DDA) Adjustment:	100%	100%
<b>Total Adjusted Eligible Basis:</b>	\$2,918,813	
Applicable Fraction:	100%	100%
<b>Qualified Basis:</b>	\$2,918,813	
<b>Total Qualified Basis:</b>	\$2,918,813	
<b>**Total Credit Reduction:</b>		
<b>Total Adjusted Qualified Basis:</b>	\$2,918,813	

\*130% boost if your project is located in a DDA or QCT, or Reg. Section 10317(d) as applicable.

(Boost is auto calculated from your selection in: II. APPLICATION - SECTION 2: GENERAL AND SUMMARY INFORMATION - B)

\*\*to be calculated in: "Points System". See Checklist.

#### B. Determination of Federal Credit

	New Construction /Rehabilitation	Acquisition
<b>Adjusted Qualified Basis, After Credit Reduction:</b>	\$2,918,813	
<b>*Applicable Percentage:</b>	9.00%	3.20%
<b>Subtotal Annual Federal Credit:</b>	\$262,693	
<b>Total Combined Annual Federal Credit:</b>	\$262,693	

\*The applicable percentage for new construction projects is 7.50%. The applicable percentage for rehabilitation projects' construction-related basis is 9.0%. The applicable percentage for acquisition basis is set at 3.20%. Applicants are required to use these percentages in calculating credit.

**C. Determination of Minimum Federal Credit Necessary For Feasibility**

Total Project Cost	\$5,297,954
Permanent Financing	\$2,250,713
Funding Gap	\$3,047,240
Federal Tax Credit Factor	\$0.96000

The federal tax credit factor must be between \$0.85 and \$1.05.  
**APPLICANTS ARE NOT PERMITTED TO CALCULATE CREDIT USING A TAX CREDIT FACTOR OUTSIDE OF THIS RANGE; DOING SO CAN RESULT IN APPLICATION DISQUALIFICATION. If your equity pricing is less than \$0.85 you must contact TCAC staff to discuss prior to submitting your application.**

Total Credits Necessary for Feasibility	\$3,174,209
Annual Federal Credit Necessary for Feasibility	\$317,421
Maximum Annual Federal Credits	\$262,693
Equity Raised From Federal Credit	\$2,521,854

Remaining Funding Gap	\$525,386
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**FUNDING GAP MUST NOT EXCEED ZERO UNLESS REQUESTING STATE CREDITS**

**If Applying For State Credit Complete Section (D) & (E)**

**D. Determination of State Credit**

	NC/Rehab	Acquisition
<b>Adjusted Qualified Basis</b> <small>(only rehabilitation or new construction basis, except in rare cases of At-Risk projects eligible for State Credit on the acquisition basis at the 0.13 factor)</small>	\$2,918,813	
<b>Factor Amount</b> <small>(.13 if federally-subsidized)</small>	30%	13%
<b>Maximum Total State Credit</b>	\$875,644	\$0

**E. Determination of Minimum State Credit Necessary for Feasibility**

State Tax Credit Factor	\$0.60000
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The state tax credit factor must be between \$0.60 and \$0.75. **APPLICANTS ARE NOT PERMITTED TO CALCULATE CREDIT USING A TAX CREDIT FACTOR OUTSIDE OF THIS RANGE; DOING SO CAN RESULT IN APPLICATION DISQUALIFICATION.**

State Credit Necessary for Feasibility	\$875,644
Maximum State Credit	\$875,644
Equity Raised from State Credit	\$525,386

Remaining Funding Gap	\$0
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**FUNDING GAP MUST NOT EXCEED ZERO**

## VI. POINTS SYSTEM - SECTION 1: POINTS SYSTEM

A maximum of 20 points shall be available in combining the cost efficiency, credit reduction, and public funds categories.

### A. Cost Efficiency/Credit Reduction/Public Funds

**Maximum 20 Points**

#### A(1) Cost Efficiency

**20 Points**

For new construction, at-risk development, or a substantial rehabilitation development where the hard costs of rehabilitation is at least \$40,000 per unit.

Make a selection: New Construction

Projects total eligible basis that is below the maximum calculated threshold basis limits, including permitted adjustments receives 1 point for each full % below the maximum permitted adjusted threshold basis limits.

1) Project's adjusted threshold basis limits:	\$4,596,680
2) Project's total eligible basis:	\$4,197,546
3) Difference in threshold basis limits:	\$399,134
4) Calculated percent below adjusted threshold basis limits:	8% (Rounded down to the nearest whole percent)

<b>Total Points for Cost Efficiency:</b>	<b>8</b>
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#### A(2) Credit Reduction

**20 Points**

Credit Reduction: 0% (1 point for each full % that the qualified basis is reduced)

1) Total Qualified Basis:	\$2,918,813
2) Credit Percent Reduction	0%
3) Total Qualified Basis Reduction	\$0
(This figure was rounded up to the nearest whole number on the worksheet "Basis & Credits")	
4) Project's Total Adjusted Qualified Basis :	\$2,918,813

<b>Total Points for Credit Reduction:</b>	<b>0</b>
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#### A(3) Public Funds Section

**20 Points**

Total committed funds (including assumptions), fee waivers, or value of donated land **1 point** for each full % of Total Development Cost **including the value of any donations or fee waivers**

\$810,000	<sup>1</sup> Federal, state or local funds
	<sup>2</sup> Outstanding principal balances of prior existing public or subsidized debt
	IRC 509(a)(1) local community foundation funds --does <b>NOT</b> include charitable foundations
\$200,000	Awarded AHP funds
	Waiver of fees resulting in quantifiable cost savings and not required by federal or state law
	<sup>3</sup> Land donated by a public entity, or land leased from a public entity
	<sup>3</sup> Land donated as part of an inclusionary housing ordinance or other negotiated development agreements
	<sup>4</sup> Public contributions of off-site costs
\$0	<sup>5</sup> Private "tranche B" loan points value --calculated in "Final Tie Breaker Self-Score" spreadsheet

Total committed funds, fee waivers, or value of donated land:	\$1,010,000
***Total project cost:	\$5,297,954
Percentage of funds versus TDC:	19% (rounded down)

<sup>1</sup> All loans must be "soft," having terms (or remaining terms) in excess of 15 years, and below market interest rates, interest accruals, or residual receipts payments for at least the first 15 years of their terms. The maximum below-market interest rate allowed for scoring purposes is 4% simple, or the applicable federal rate if compounding. RHS Section 514 and 515 financing is considered soft debt for purposes of scoring under this category. There must be conclusive evidence presented in the application that any new public funds have been firmly committed as stated in Regulation Section 10325(c)(1)(C). Please see also Checklist Items, Tab 1.

<sup>2</sup> If the principal balances of prior publicly funded or subsidized loans are to be assumed, documented approval of the loan assumption or other required procedure by the public agency holding the promissory note must be provided. Accrued interest recast as principal under a new loan agreement will not be considered in scoring. See also Checklist Items, Tabs 1 and 20.

<sup>3</sup> To receive points in this category, current land and building values must be supported by an independent, third party appraisal conducted within 1 year of the tax credit application and otherwise consistent with Regulation Section 10322(h)(9). Donated land value must be included in Total Project Cost and the Sources and Uses Budget. Evidence of land value is required (see Tab 1).

<sup>4</sup> Off-site costs must be documented as waived fees pursuant to a nexus study or must be developed by a sponsor as a condition of local approval. Please review Regulation Section 10325(c)(1)(C) for a more complete description of requirements.

<sup>5</sup> Private "tranche B" loans underwritten based on rent differentials attributable to rent subsidies. Calculate in **Final Tie Breaker Self-Score**.

<b>Total Points for Public Funds:</b>	19
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<b>Total Points for Cost Efficiency, Credit Reduction, &amp; Public Funds:</b>	27
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**B. General Partner and Management Company Characteristics**

**Maximum 9 Points**

**B(1) General Partner Experience**

**6 Points**

**General Partner Name:**

PSCDC Morro Del Mar, LP

Select from ONE of the following two options:

7 or more projects in service over 3 years (6 Points)

**For Special Needs housing type projects applying through the Nonprofit or Special Needs set-asides only:**

(select one if applicable)

**Special Needs housing type project opting for 7 project experience category:**

N/A

**To qualify for this option, all projects must qualify as Special Needs.**

To receive points under this subsection for projects in existence for over 3 years from the filing deadline date, the applicant must submit a certification from a 3rd party certified public accountant that the projects for which it is requesting points have maintained a positive operating cash flow from typical residential income alone (e.g. rents, rental subsidies, late fees, forfeited deposits, etc.) for the year in which each development's last financial statement has been prepared (which must be effective no more than one year prior to the application deadline) and have funded reserves in accordance with the partnership agreement and any applicable loan documents. To obtain points for projects previously owned by the proposed general partner, a similar certification must be submitted with respect to the last full year of ownership by the proposed general partner, along with verification of the number of years that the project was owned by that general partner. This certification must list the specific projects for which the points are being requested. The certification by the certified public accountant may be in the form of an agreed upon procedure report that includes funded reserves as of the report date, which shall be dated within 60 days of the application deadline.

<b>Total Points for General Partner Experience:</b>	6
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## B(2) Management Company Experience

3 Points

Select from ONE of the following two options:

11 or more projects in service over 3 years (3 Points)

For Special Needs housing type projects applying through the Nonprofit or Special Needs set-asides only:

(select one if applicable)

Special Needs housing type project opting for 11 project experience category:

N/A

To qualify for this option, all projects must qualify as Special Needs.

Management Company Name:

CIC Management, Inc

<b>Total Points for Management Company Experience:</b>	<b>3.0</b>
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Points in subsections (A) and (B) above will be awarded in the highest applicable category and are not cumulative. For maximum points in either subsection (A) or (B) above, a completed application attachment for the general partner or for the management agent, respectively, must be provided. For points to be awarded in subsection (B), an enforceable management agreement executed by both parties for the subject application must be submitted at the time of application. "Projects" as used in this subsections (A) and (B) means multifamily, rental, affordable developments of over 10 units that are subject to a recorded regulatory agreement or, in the case of housing on tribal lands, where federal HUD funds have been utilized in affordable rental developments. General Partner and Management Company experience points may be given based on the experience of the principals involved, or on the experience of municipalities or other nonprofit entities that have experience but have formed single-asset entities for each project in which they have participated, notwithstanding that the entity itself would not otherwise be eligible for such points. Alternatively, a management company may receive 2 points if it provides evidence that the management agent assigned to the project, either on-site or with management responsibilities for the site, has been certified, prior to application deadline, by a housing tax credit certification examination by a nationally recognized housing tax credit compliance entity and be on a list maintained by the Committee. These points may substitute for other management company experience but will not be awarded in addition to such points.

General partners and management companies with fewer than two active projects in California should refer to Regulation Section 10325(c)(2) and Checklist Items, Tabs 21 and 22 for additional requirements.

<b>Total Points for General Partner &amp; Management Company Experience:</b>	<b>9</b>
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## C. Housing Needs

Maximum 10 Points

Senior

10 Points

<b>Total Points for Housing Needs:</b>	<b>10</b>
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## D. Site & Service Amenities

Maximum 25 Points

### D(1) Site Amenities

Maximum 15 Points

Amenities must be appropriate to the tenant population served. To receive points the amenity must be in place at the time of application, except under the Public School subsection as indicated in Regulation Section 10325(c)(5)(A)(5). The application must include a map scaled for distance using a standardized radius from the development site as determined by the Committee. Measurement from the project to a site must not include physical barriers. The map must show the distance of the site amenities from the development site. An application proposing a project located on multiple scattered sites (all sites within a five-mile diameter range) shall be scored proportionately in the site amenities based upon (i) each site's score, and (ii) the percentage of units represented by each site. Applicants must provide color photographs, a contact person and a contact telephone number for each requested site amenity. Any inaccurate information will be subject to negative points. No more than 15 points will be awarded in this category. Only one point award will be available in each of the subcategories (a-h) listed below. Amenities may include:

**a) Transit-Oriented Development Strategy**

- (i) Located where there is a transit station, train station, commuter rail station, bus station, or public bus stop within 1/4 mile of the project site with service at least every 30 minutes during the hours of 7-9 a.m. and 4-6 p.m. Monday through Friday, and the project's density exceeds 25 units per acre. **7 Points**
- (ii) The project site is within 1/4 mile of a transit station, rail station, commuter rail station, bus station, or public bus stop with service at least every 30 minutes during the hours of 7-9 a.m. and 4-6 p.m. Monday through Friday. **6 Points**
- (iii) The project site is within 1/3 mile of a public bus stop or rail station with service at least every 30 minutes during the hours of 7-9 a.m. and 4-6 p.m. Monday through Friday. **5 Points**
- (iv) The project site is located within 1/4 mile of a regular public bus stop or a rapid transit system stop. (For rural set-aside projects, these points may be awarded where van or dial-a-ride service is provided to tenants.) **4 Points**
- (v) The project site is located within 1/3 mile of a regular public bus stop or rapid transit system stop. **3 Points**

Select one: (iv)

A private bus or transit system providing free service may be substituted with prior approval from the CTCAC Executive Director. This prior approval must be received before the application deadline and the bus or transit system must meet the relevant headway and distance criteria stated above. If pre-approved, select applicable point category above.

<b>Total Points for Transit-Oriented Development Strategy Amenity:</b>	<b>4</b>
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**b) Public Park**

- (i) The site is within 1/4 mile of a public park (1/2 mile for Rural set-aside projects) (not including school grounds unless there is a bona fide, formal joint-use agreement between the jurisdiction responsible for the park's/recreation facilities and the school district providing availability to the general public of the school grounds and/or facilities) or a community center accessible to the general public. **3 Points**  
 Joint-use agreement (if yes, please provide a copy) N/A

- (ii) The site is within 1/2 mile (1 mile for Rural set-aside). **2 Points**

Select one: (i)

<b>Total Points for Public Park Amenity:</b>	<b>3</b>
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**c) Book-Lending Public Library**

- (i) The site is within 1/4 mile of a book-lending public library that also allows for inter-branch lending when in a multi-branch system (1/2 mile for Rural set-aside projects). **3 Points**
- (ii) The site is within 1/2 mile of a book-lending public library that also allows for inter-branch lending when in a multi-branch system (1 mile for Rural set-aside projects). **2 Points**

Select one: (i)

<b>Total Points for Public Library Amenity:</b>	<b>3</b>
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**d) Full-Scale Grocery Store, Supermarket, Neighborhood Market, or Farmers' Market**

Please refer to Checklist Items for supporting documentation requirements

- (i) The site is within 1/4 mile of a full scale grocery store/supermarket of at least 25,000 gross interior square feet where staples, fresh meat, and fresh produce are sold (1/2 mile for Rural set-aside projects). **5 Points**
- (ii) The site is within 1/2 mile of a full scale grocery store/supermarket of at least 25,000 gross interior square feet where staples, fresh meat, and fresh produce are sold (1 mile for Rural set-aside projects). **4 Points**
- (iii) The site is within 1.5 miles of a full scale grocery store/supermarket of at least 25,000 gross interior square feet where staples, fresh meat, and fresh produce are sold (3 miles for Rural set-aside projects). **3 Points**
- (iv) The site is within 1/4 mile of a neighborhood market of 5,000 gross interior square feet or more where staples, fresh meat, and fresh produce are sold (1/2 mile for Rural set-aside projects). **4 Points**
- (v) The site is within 1/2 mile of a neighborhood market of 5,000 gross interior square feet or more where staples, fresh meat, and fresh produce are sold (1 mile for Rural set-aside projects). **3 Points**
- (vi) The site is within 1/4 mile of a weekly farmers' market certified by the California Federation of Certified Farmers' Markets, and operating at least 5 months in a calendar year. **2 Points**
- (vii) The site is within 1/2 mile of a weekly farmers' market certified by the California Federation of Certified Farmers' Markets, and operating at least 5 months in a calendar year. **1 Point**

Select one:  (i)

<b>Total Points for Full-Scale Grocery Store/Supermarket or Convenience Market Amenity:</b>	<b>5</b>
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**e) Public Elementary, Middle, or High School**

- (i) For a qualifying development, the site is within 1/4 mile of a public elementary school; 1/2 mile of a public middle school; or 1 mile of a public high school (an additional 1/2 mile for each public school type for Rural set-aside projects), and the site is within the attendance area of that school. **3 Points**
- (ii) The site is within 3/4 mile of a public elementary school; 1 mile of a public middle school; or 1.5 miles of a public high school (an additional 1/2 mile for each public school type for Rural set-aside projects), and the site is within the attendance area of that school. **2 Points**

Select one:  N/A

<b>Total Points for Public Elementary, Middle, or High School Amenity:</b>	<b>0</b>
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**f) Senior Developments: Daily Operated Senior Center**

(i) For a **senior development** the project site is within 1/4 mile of a daily operated senior center or a facility offering daily services to seniors (not on the project site) (1/2 mile for Rural set-aside). **3 Points**

(ii) The project site is within 1/2 mile of a daily operated senior center or a facility offering daily services to seniors (not on the project site) (1 mile for Rural Set-aside). **2 Points**

Select one:  (i)

<b>Total Points for Daily Operated Senior Center Amenity:</b>	<b>3</b>
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**g) Special Needs or SRO Development: Population Specific Service Oriented Facility**

(i) For a **special needs or SRO development**, the site is located within 1/2 mile of a facility that operates to serve the population living in the development. **3 Points**

(ii) The project site is located within 1 mile of a facility that operates to serve the population living in the development. **2 Points**

Select one:  N/A

<b>Total Points for Population Specific Service Oriented Facility Amenity:</b>	<b>0</b>
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**h) Medical Clinic or Hospital**

(i) The site is within 1/2 mile (1 mile for Rural Set-aside) of a qualifying medical clinic with a physician, physician's assistant, or nurse practitioner onsite for a minimum of 40 hours each week, or hospital (not merely a private doctor's office). **3 Points**

(ii) The site is within 1 mile (1.5 miles for Rural Set-aside) of a qualifying medical clinic with a physician, physician's assistant, or nurse practitioner onsite for a minimum of 40 hours each week, or hospital (not merely a private doctor's office). **2 Points**

Select one:  (i)

<b>Total Points for Medical Clinic or Hospital Amenity:</b>	<b>3</b>
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**i) Pharmacy**

(i) The site is within 1/4 mile of a pharmacy (1/2 mile for Rural Set-aside). (This category may be combined with the other site amenities above). **2 Points**

(ii) The site is within 1/2 mile of a pharmacy (1 mile for Rural Set-aside). (This category may be combined with the other site amenities above). **1 Point**

Select one:  (i)

<b>Total Points for Pharmacy:</b>	<b>2</b>
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**j) In-unit High Speed Internet Service**

(i) High speed internet service with a 768 kilobits/second capacity provided in each unit free of charge to the tenants for a minimum of 10 years, and available within 6 months of the project's placed-in-service date. If internet service is selected, it must be provided even if it is not needed for points. **2 Points**

(ii) **Rural set-aside only:** High speed internet service with a 768 kilobits/second capacity provided in each unit free of charge to the tenants for a minimum of 10 years, and available within 6 months of the project's placed-in-service date. If internet service is selected, it must be provided even if it is not needed for points. **3 Points**

Select one: N/A

<b>Total Points for Internet Service:</b>	0
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<b>Total Points for Site Amenities:</b>	23
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**Site Amenity Contact List:**

Amenity Name: Morro Bay Transit  
 Address: 535 HarBor Drive  
 City, Zip: Morro Bay, CA 93442  
 Contact Person: Janine Burlingame  
 Phone: 805-772-2744 Ext.:   
 Amenity Type: Transit Station/Transit Stop  
 Website: www.morro-bay.ca.us/transit  
 Distance in miles: 0.1 miles - 2 blocks from project

Amenity Name: Albertsons Grocery  
 Address: 730 Quintana Rd  
 City, Zip: Morro Bay, CA 93442  
 Contact Person: Sean Emerson  
 Phone: 805-772-0670 Ext.:   
 Amenity Type: Grocery/Farmers' Market  
 Website: www.albertsons.com  
 Distance in miles: 0.5 miles

Amenity Name: Morro Bay Drug and Gift  
 Address: 600 Morro Bay Blvd #B  
 City, Zip: Morro Bay, CA 93442  
 Contact Person: John Heading  
 Phone: 805-71-9988 Ext.:   
 Amenity Type: Pharmacy  
 Website: www.morrobaydrugandgift.com  
 Distance in miles: 0.25 miles

Amenity Name: Rite Aid  
 Address: 740 Quintana Rd  
 City, Zip: Morro Bay, CA 93442  
 Contact Person: Kim Edgar  
 Phone: 805-772-6198 Ext.:   
 Amenity Type: Pharmacy  
 Website: www.riteaid.com  
 Distance in miles: 0.5 miles

Amenity Name: Tidelands Park  
 Address: between Morro Ave & Embarcader  
 City, Zip: Morro Bay, CA 93442  
 Contact Person: Joseph M. Woods  
 Phone: 805-772-6278 Ext.:   
 Amenity Type: Public Park  
 Website: www.morro-bay.ca.us/index  
 Distance in miles: 0.25 miles

Amenity Name: Monte Young Park  
 Address: Corner Shasta and South St  
 City, Zip: Morro Bay, CA 93442  
 Contact Person: Joseph M. Woods  
 Phone: 805-772-6278 Ext.:   
 Amenity Type: Public Park  
 Website: www.morro-bay.ca.us/index  
 Distance in miles: 0.25 miles

Amenity Name: Morro Bay Community Center  
 Address: 1001 Kennedy Way  
 City, Zip: Morro Bay, CA 93442  
 Contact Person: Heather Salyer-Frith  
 Phone: 805-772-6279 Ext.:   
 Amenity Type: Senior Center  
 Website: www.morro-bay.ca.us/archives  
 Distance in miles: 0.5 miles

Amenity Name: Morro Bay Public Library  
 Address: 625 Harbor St  
 City, Zip: Morro Bay, CA 93442  
 Contact Person: Dani Porter  
 Phone: 805-772-6294 Ext.:   
 Amenity Type: Book-Lending Public Library  
 Website: www.slolibrary.org  
 Distance in miles: 0.35

Amenity Name: Urgent Care of Morro Bay  
 Address: 783 Quintana, Ste 1  
 City, Zip: Morro Bay, CA 93442  
 Contact Person: Dr Eric Sorenson, Bonnie Sario  
 Phone: 805-771-0108 Ext.:   
 Amenity Type: Medical Clinic/Hospital  
 Website: www.facebook.com/pages/urgent-c  
 Distance in miles: 0.55 miles

Amenity Name:   
 Address:   
 City, Zip:   
 Contact Person:   
 Phone:  Ext.:   
 Amenity Type:   
 Website:   
 Distance in miles:

## D(2) Service Amenities

Maximum 10 Points

Projects that provide high-quality services designed to improve the quality of life for tenants are eligible to receive points for service amenities. Services must be appropriate to meet the needs of the tenant population served and designed to generate positive changes in the lives of tenants.

Except as provided below and in Reg. Section 10325(c)(5)(B), in order to receive points in this category physical space for service amenities must be available when the development is placed-in-service. Services space must be located inside the project and provide sufficient square footage, accessibility and privacy to accommodate the proposed services. The amenities must be available within 6 months of the project's placed-in-service date. Applicants must commit that services will be provided for a period of 10 years.

All services must be of a regular and ongoing nature and provided to tenants free of charge (except for day care services or any charges required by law). Services must be provided on-site except that projects may use off-site services within 1/2 mile of the development provided that they have a written agreement with the service provider enabling the development's tenants to use the services free of charge (except for day care and any charges required by law) and that demonstrate that provision of on-site services would be duplicative. All organizations providing services for which the project is claiming service amenities points must have at least 24 months experience providing services to one of the target populations to be served by the project.

**Items 1 through 6 are applicable to Large Family, Senior, and At-Risk projects. Items 7 through 12 are applicable to Special Needs and SRO projects.** Items 1 through 12 are mutually exclusive. One proposed service may not receive points under two different categories.

Applications must include a services sources and uses budget clearly describing all anticipated income and expenses associated with the services program and that aligns with the services commitments provided (i.e. contracts, MOUs, letters, etc.) Applications shall receive points for services only if the proposed services budget adequately accounts for the level of service. The budgeted amount must reasonably be expected to cover the costs of the proposed level of service. **PLEASE REFER TO REGULATION SECTION 10325(c)(5)(B) FOR COMPLETE SERVICE AMENITY POINTS REQUIREMENTS.**

No more than 10 points will be awarded in this category. **The service budget spreadsheet must be completed.** Amenities may include, but are not limited to:

### **a) Large Family, Senior, At-Risk projects:**

- |            |  |                 |
|------------|--|-----------------|
| <b>N/A</b> | (1) <b>Service Coordinator.</b> Responsibilities must include, but are not limited to: (a) providing tenants with information about available services in the community, (b) assisting tenants to access services through referral and advocacy, and (c) organizing community-building and/or other enrichment activities for tenants (such as holiday events, tenant council, etc.). <b>Minimum ratio of 1 Full Time Equivalent (FTE) Service Coordinator to 600 bedrooms.</b>                                    | <b>5 points</b> |
| <b>N/A</b> | <b>Service Coordinator</b> as listed above, except:<br><b>Minimum ratio of 1 FTE Service Coordinator to 1,000 bedrooms.</b>  | <b>3 points</b> |
| <b>N/A</b> | (2) <b>Other Services Specialist.</b> Must provide individualized assistance, counseling and/or advocacy to tenants, such as to assist them to access education, secure employment, secure benefits, gain skills or improve health and wellness. Includes, but is not limited to: Vocational/Employment Counselor, ADL or Supported Living Specialist, Substance Abuse or Mental Health Counselor, Peer Counselor, Domestic Violence Counselor. <b>Minimum ratio of 1 FTE Services Specialist to 600 bedrooms.</b> | <b>5 points</b> |
| <b>N/A</b> | <b>Other Services Specialist</b> as listed above, except:<br><b>Minimum ratio of 1 FTE Services Specialist to 1,000 bedrooms.</b>  | <b>3 points</b> |

<u>Yes</u>	(3) <b>Adult educational, health and wellness, or skill building classes.</b> Includes but is not limited to: financial literacy, computer training, home-buyer education, GED, resume building, ESL, nutrition, exercise, health information/awareness, art, parenting, on-site food cultivation and preparation, and smoking cessation classes. <b>Minimum of 84 hours instruction each year (42 hours for small developments of 20 units or less).</b>	<b>7 points</b>
<u>N/A</u>	<b>Adult educational, health &amp; wellness, or skill building classes</b> as listed above, except: <b>Minimum of 60 hours instruction each year (30 hours for small developments).</b>	<b>5 points</b>
<u>N/A</u>	<b>Adult educational, health &amp; wellness, or skill building classes</b> as listed above, except: <b>Minimum of 36 hours instruction each year (18 hours for small developments).</b>	<b>3 points</b>
<u>Yes</u>	(4) <b>Health and wellness services and programs.</b> Such services and programs shall provide individualized support to tenants (not group classes) and need not be provided by licensed individuals or organizations. Includes, but is not limited to visiting nurses programs, intergenerational visiting programs, or senior companion programs. <b>Minimum of 100 hours of services per year for each 100 bedrooms.</b>	<b>5 points</b>
<u>N/A</u>	<b>Health and wellness services and programs</b> as listed above, except: <b>Minimum of 60 hours of services per year for each 100 bedrooms.</b>	<b>3 points</b>
<u>N/A</u>	<b>Health and wellness services and programs</b> as listed above, except: <b>Minimum of 40 hours of services per year for each 100 bedrooms.</b>	<b>2 points</b>
<u>N/A</u>	(5) <b>Licensed child care.</b> Shall be available 20 hours or more per week, Monday through Friday, to residents of the development. (Only for large family projects or other projects in which at least 30% of units are 3 bedrooms or larger.)	<b>5 points</b>
<u>N/A</u>	(6) <b>After school program for school age children.</b> Includes, but is not limited to tutoring, mentoring, homework club, art and recreational activities. (Only for large family projects or other projects in which at least 30% of units are 3 bedrooms or larger). <b>Minimum of 10 hours per week, offered weekdays throughout the school year.</b>	<b>5 points</b>
<u>N/A</u>	<b>After school program for school age children</b> as listed above, except: <b>Minimum of 6 hours per week, offered weekdays throughout the school year.</b>	<b>3 points</b>
<u>N/A</u>	<b>After school program for school age children</b> as listed above, except: <b>Minimum of 4 hours per week, offered weekdays throughout the school year.</b>	<b>2 points</b>
<b><u>b) Special Needs and SRO projects:</u></b>		
<u>N/A</u>	(7) <b>Case Manager.</b> Responsibilities must include (but are not limited to) working with tenants to develop and implement an individualized service plan, goal plan or independent living plan. <b>Minimum ratio of 1 Full Time Equivalent (FTE) Case Manager to 100 bedrooms.</b>	<b>5 points</b>
<u>N/A</u>	<b>Case Manager</b> as listed above, except: <b>Minimum ratio of 1 FTE Case Manager to 160 bedrooms.</b>	<b>3 points</b>
<u>N/A</u>	(8) <b>Service Coordinator or Other Services Specialist.</b> Service coordinator responsibilities shall include, but are not limited to: (a) providing tenants with information about available services in the community, (b) assisting tenants to access services through referral and advocacy, and (c) organizing community-building and/or other enrichment activities for tenants (such as holiday events, tenant council, etc.). Other services specialist must provide individualized assistance, counseling and/or advocacy to tenants, such as to assist them to access education, secure employment, secure benefits, gain skills or improve health and wellness. Includes, but is not limited to: Vocational/Employment Counselor, ADL or Supported Living Specialist, Substance Abuse or Mental Health Counselor, Peer Counselor, Domestic Violence Counselor. <b>Minimum ratio of 1 FTE Service Coordinator or Other Services Specialist to 360 bedrooms.</b>	<b>5 points</b>

Service Coordinator or Other Services Specialist as listed above, except:

<u>N/A</u>	<b>Service Coordinator or Other Services Specialist</b> as listed above, except: <b>Minimum ratio of 1 FTE Case Manager to 600 bedrooms.</b>	<b>3 points</b>
<u>N/A</u>	(9) <b>Adult educational, health and wellness, or skill building classes.</b> Includes but is not limited to: financial literacy, computer training, home-buyer education, GED, resume building, ESL, nutrition, exercise, health information/awareness, art, parenting, on-site food cultivation and preparation, and smoking cessation classes. <b>Minimum of 84 hours of instruction each year (42 hours for small developments of 20 units or less).</b>	<b>5 points</b>
<u>N/A</u>	<b>Adult educational, health &amp; wellness, or skill building classes</b> as listed above, except: <b>Minimum of 60 hours of instruction each year (30 hours for small developments).</b>	<b>3 points</b>
<u>N/A</u>	<b>Adult educational, health &amp; wellness, or skill building classes</b> as listed above, except: <b>Minimum of 36 hours of instruction each year (18 hours for small developments).</b>	<b>2 points</b>
<u>N/A</u>	(10) <b>Health or behavioral health services</b> provided by appropriately-licensed organization or individual. Includes but is not limited to: health clinic, adult day health center, medication management services, mental health services and treatment, substance abuse services and treatment.	<b>5 points</b>
<u>N/A</u>	(11) <b>Licensed child care.</b> Shall be available 20 hours or more per week, Monday through Friday, to residents of the development. (Only for large family projects or other projects in which at least 30% of units are 3 bedrooms or larger.)	<b>5 points</b>
<u>N/A</u>	(12) <b>After school program for school age children.</b> Includes, but is not limited to tutoring, mentoring, homework club, art and recreational activities. (Only for large family projects or other projects in which at least 30% of units are 3 bedrooms or larger). <b>Minimum of 10 hours per week, offered weekdays throughout the school year.</b>	<b>5 points</b>
<u>N/A</u>	<b>After school program for school age children</b> as listed above, except: <b>Minimum of 6 hours per week, offered weekdays throughout the school year.</b>	<b>3 points</b>
<u>N/A</u>	<b>After school program for school age children</b> as listed above, except: <b>Minimum of 4 hours per week, offered weekdays throughout the school year.</b>	<b>2 points</b>

<b>The service budget spreadsheet must be completed.</b>	<b>Total Points for Service Amenities:</b>	<b>12</b>
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**E. Sustainable Building Methods**

**Maximum 10 Points**

REVIEW REG. SECTION 10325(c)(6) BEFORE PROCEEDING  
**APPLICANTS WILL BE HELD TO REGULATORY REQUIREMENTS. THE APPLICATION MAY CONTAIN ABBREVIATED DESCRIPTIONS OF THE REQUIREMENTS FOR THIS SECTION.**

**E(1) New Construction and Adaptive Reuse projects select from the following features:**

**Yes** (i) Develop the project in accordance with the minimum requirements with any one of the following programs:  
LEED **5 Points**

(ii) Energy efficiency as indicated in Reg. Section 10325(c)(6)(B) beyond the requirements in Title 24, Part 6 of the California Building Code (Title 24):  
**Yes** Low Rise (1-3 habitable stories)  
17.5% **2 Points**

**N/A** Multifamily of 4+ habitable stories  
N/A **0 Points**

**Yes** (iii) Develop the project beyond the minimum requirements of the program chosen in section (i) above:  
LEED  
Silver **3 Points**

GreenPoint Rated Multifamily Guidelines  
N/A **0 Points**

**E(2) Rehabilitation projects select from the following features:**

**N/A** (iv) Rehabilitate to improve energy efficiency; points awarded based on percentage change in HERS II rating post-rehabilitation:  
Improvement over current:  
N/A **0 Points**

**N/A** (v) Additional rehabilitation project measures (chose one or more of the following three categories):  
(A) PHOTOVOLTAIC / SOLAR  
N/A **0 Points**

**N/A** (B) SUSTAINABLE BUILDING MANAGEMENT PRACTICES, INCLUDING THE FOLLOWING: **0 Points**  
1. Develop project-specific maintenance manual, including information on all energy and green building features  
2. Certify building management staff in sustainable building operations (BPI or equivalent)  
3. Undertake formal building systems commissioning, retro-commissioning, or re-commissioning

**N/A** (C) INDIVIDUALLY METER (OR SUB-METER CURRENT MASTER-METERED) GAS, ELECTRICITY, OR CENTRAL HOT WATER SYSTEMS FOR ALL TENANTS **0 Points**

To receive these points, the applicant and the project architect must certify in the application which of the above items will be included in the project's design and specifications, and further must certify at the project's placed-in-service date that the items were completed. Refer to Reg. Section 10325(c)(6)(F) for specific Compliance and Verification requirements. Projects receiving points under this category that fail to meet the requirements of Reg. Section 10325(c)(6) will be subject to negative points under Section 10325(c)(3).

<b>Total Points For Sustainable Building Methods:</b>	<b>10</b>
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**F. Lowest Income**

**F(1) Lowest Income Restriction for All Units**

**50 Points**

The “Percent of Area Median Income” category may be used only once. For instance, 50% of Income Targeted Units to Total Tax Credit Units at 50% of Area Median Income (AMI) cannot be used twice for 100% at 50% and receive 50 points, nor can 50% of Income Targeted Units to Total Tax Credit Units at 50% of Area Median Income for 25 points and 40% of Income Targeted Units to Total Units at 50% of Area Median Income be used for an additional 20 points. However, the “Percent of Income Targeted Units” may be used multiple times. For example, 50% of Targeted Units at 50% of Area Median Income for 25 points may be combined with another 50% of Targeted Units at 45% of Area Median Income to achieve the maximum points. All projects must score at least 45 points in this category to be eligible for 9% Tax Credit.

**\*Only projects competing in the Rural Set-aside may use the 55% AMI column and selected targeting in the 50% AMI column.**

**\*\*60% AMI is included as a place-holder and will not receive any additional points.**

		Percent of Area Median Income (AMI)						
		**60%	*55%	50%	45%	40%	35%	30%
Percent of Income Targeted Units to Total Tax Credit Units (exclusive of mgr.'s units)	80%	0				45	47.5	50
	75%	0				42.5	45	47.5
	70%	0				40	42.5	45
	65%	0			35	37.5	40	42.5
	60%	0			32.5	35	37.5	40
	55%	0			30	32.5	35	37.5
	50%	0		25*	27.5	30	32.5	35
	45%	0		22.5*	25	27.5	30	32.5
	40%	0	17.5	20	22.5	25	27.5	30
	35%	0	15	17.5	20	22.5	25	27.5
	30%	0	12.5	15	17.5	20	22.5	25
	25%	0	10	12.5	15	17.5	20	22.5
	20%	0	7.5	10	12.5	15	17.5	20
15%	0	5	7.5	10	12.5	15	17.5	
10%	0	2.5	5	7.5	10	12.5	15	

Consolidate your units before entering your information into the table Do not enter any non-qualifying units into the table				
Number of Targeted Tax Credit Units	Percent of Area Median Income (AMI) (30%- 55%)*	Percentage of Units to Total Units (before rounding down)	Percent of Income Targeted Units to Total Tax Credit Units (exclusive of mgr.'s units)	Points Earned
2	30	10.00	10	15
	35	0.00	0	0
	40	0.00	0	0
2	45	10.00	10	7.5
	50	0.00	0	0
9	50 -Rural only	45.00	45	22.5
3	55 -Rural only	15.00	15	5
4	60	20.00	20	0
20	<b>Total Points Requested:</b>			<b>50</b>

**\*IF 60% AMI UNITS ARE LESS THAN 10% OF TOTAL UNITS, LEAVE CELL E628 BLANK.**

**F(2) Lowest Income for 10% of Total Restricted Units at 30% AMI**

**2 Points**

A project that agrees to have at least 10% of its units available for tenants with incomes no greater than 30% AMI and agrees to restrict the rents on those units accordingly can receive two additional points. The 30% AMI units must be spread across the various bedroom sizes, starting with the largest bedroom count units (e.g. four bedroom units) and working down to the smaller bedroom count units, assuring that at least 10% of the larger units are proposed at 30% AMI. So long as the project meets the 10% standard as a whole, the 10% standard need not be met among all of the smaller units. TCAC may correct applicant errors in carrying out this largest-to-smallest unit protocol.



Bedroom Selection	Total Number of Tax Credit Units per Bedroom Size	Number of Targeted Tax Credit Units @ 30% AMI	Percentage of Units to Total Units (by bedroom size)
5 BR	0	0	0.0000
4 BR	0	0	0.0000
3 BR	0	0	0.0000
2 BR	4	1	0.2500
1 BR	16	1	0.0625
SRO	0	0	0.0000
<b>Total:</b>	20	2	-

<b>Lowest Income for 10% of Total Restricted Units at 30% AMI Points:</b>	<b>2</b>
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<b>Total Points for Lowest Income:</b>	<b>52</b>
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**G. Readiness to Proceed**

20 points will be available to projects that meet ALL of the following and are able to begin construction within 180 days of the Credit Reservation, as evidenced by submission within that time of: executed construction contract, breakdown of construction lender approved construction costs, recorded deeds of trust for all construction financing, a limited partnership agreement executed by the general partner and the investor providing the equity, payment of all construction lender fees, issuance of building permits (a grading permit does not meet this requirement) and notice to proceed delivered to the contractor. If no construction lender is involved, evidence must be submitted within 180 days after the Reservation is made that the equity partner has been admitted to the ownership entity and that an initial disbursement of funds has occurred. Failure to meet this timeline will result in rescission of the Credit Reservation. In addition to the above, all applicants receiving any readiness points under this subsection must provide an executed Letter of Intent (LOI) from the project's equity partner within 90 days of the credit reservation. The LOI must include those features called for in the CTCAC application (See Appendix for requirements).

**Readiness to Proceed**

**Maximum 20 Points**

- Yes** (i) Enforceable commitment for all construction financing, as evidenced by executed commitment and payment of commitment fees. **5 points**
- Yes** (ii) Evidence, as verified by the appropriate officials, of site plan approval and that all land use environmental review clearance (CEQA and NEPA) necessary to begin construction are either finally approved or unnecessary. **5 points**
- Yes** (iii) All necessary public approvals except building permits. **5 points**
- Yes** (iv) Design review approval. **5 points**

In the event that one or more of the above criteria have NOT been met, 5 points may be awarded for each one that has been met, up to a maximum of 15 points. In such cases, the 180-day requirements shall not apply to projects that do not obtain the maximum points in this category. The 90-day requirements apply to all projects requesting any points under this category.

<b>Total Points for Readiness to Proceed:</b>	<b>20</b>
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**H. Miscellaneous Federal and State Policies**

**Maximum 2 Points**

- Yes** (i) For applicants that agree that the Committee may exchange Federal Tax Credits for State Tax Credits in an amount that will yield equal equity as if only Federal Tax Credits were awarded. **2 Points**
  
- N/A** (ii) Universal Design. Project design incorporates the principles of Universal Design in at least half of the project's units as detailed in Reg. Section 10325(c)(9)(B). **1 Point**
  
- Yes** (iii) Smoke Free Residence. The proposed project will contain nonsmoking buildings or sections of buildings. Nonsmoking sections must consist of at least half the units within the building, and those units must be contiguous. **1 Point**
  
- N/A** (iv) Historic Preservation. The project proposes to incorporate historic tax credits. **1 Point**
  
- N/A** (v) Qualified Census Tract (QCT). The project is located within a QCT and the development would contribute to a concerted community revitalization plan as demonstrated by a letter from a local government official. **2 Points**
  
- N/A** (vi) Eventual Tenant Ownership. The project proposes to make tax credit units available for eventual tenant ownership. **1 Point**

<b>Total Points for Miscellaneous Federal and State Policies:</b>	<b>3</b>
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## VI. POINTS SYSTEM - SECTION 2: POINTS SYSTEM SUMMARY

**Total Possible Points: 148, Minimum Points Required: 123**  
 (Do Not Submit An Application If You Do Not Have The Minimum Points Required)

	APPLICANT POINTS	MAXIMUM POINTS	TOTAL POINTS
<b>A. Cost Efficiency, Credit Reduction, &amp; Public Funds</b>	27	20	20
<b>A(1) Cost Efficiency</b>	8	20	
<b>A(2) Credit Reduction</b>	0	20	
<b>A(3) Public Funds</b>	19	20	
<b>B. General Partner &amp; Management Company Experience</b>	9	9	9
<b>A(1) General Partner Experience</b>	6	6	
<b>A(2) Management Company Experience</b>	3	3	
<b>C. Housing Needs</b>	10	10	10
<b>D. Site &amp; Service Amenities</b>	35	25	25
<b>D(1) Site Amenities</b>	23	15	
<b>D(2) Service Amenities</b>	12	10	
<b>E. Sustainable Building Methods</b>	10	10	10
<b>F. Lowest Income &amp; 10% of Units Restricted @ 30% AMI</b>	52	52	52
<b>F(1) Lowest Income</b>	50	50	
<b>F(2) 10% of Units Restricted @ 30% AMI</b>	2	2	
<b>G. Readiness to Proceed</b>	20	20	20
<b>H. Miscellaneous Federal and State Policies</b>	3	2	2
<b>*Negative Points (if any, please enter amount:)</b>		NO MAX	0
<b>Total Points:</b>			<b>148.0</b>

\*Negative points given to general partners, co-developers, management agents, consultants, or any member or agent of the Development Team may remain in effect for up to two calendar years, but in no event shall be in effect for less than one funding round. Furthermore, negative points may be assigned to one or more Development Team members, but do not necessarily apply to the entire Team. Negative points assigned by the Executive Director may be appealed to the Committee under appeal procedures enumerated in the regulations.





**15 YEAR PROJECT CASH FLOW PROJECTIONS** - Refer to TCAC Regulation Sections 10322(h)(22), 10325(f)(5), 10326(g)(4), 10327(f) and (g).

REVENUE	MULTIPLIER	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15
Gross Rent	1.025	\$160,380	\$164,390	\$168,499	\$172,712	\$177,030	\$181,455	\$185,992	\$190,641	\$195,407	\$200,293	\$205,300	\$210,432	\$215,693	\$221,086	\$226,613
Less Vacancy	5.00%	-8,019	-8,219	-8,425	-8,636	-8,851	-9,073	-9,300	-9,532	-9,770	-10,015	-10,265	-10,522	-10,785	-11,054	-11,331
Rental Subsidy	1.025	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Less Vacancy	5.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous Income	1.025	1,260	1,292	1,324	1,357	1,391	1,426	1,461	1,498	1,535	1,574	1,613	1,653	1,695	1,737	1,780
Less Vacancy	5.00%	-63	-65	-66	-68	-70	-71	-73	-75	-77	-79	-81	-83	-85	-87	-89
<b>Total Revenue</b>		<b>\$153,558</b>	<b>\$157,397</b>	<b>\$161,332</b>	<b>\$165,365</b>	<b>\$169,499</b>	<b>\$173,737</b>	<b>\$178,080</b>	<b>\$182,532</b>	<b>\$187,096</b>	<b>\$191,773</b>	<b>\$196,567</b>	<b>\$201,481</b>	<b>\$206,518</b>	<b>\$211,681</b>	<b>\$216,973</b>
<b>EXPENSES</b>																
Operating Expenses:	1.035															
Administrative		\$12,040	\$12,461	\$12,898	\$13,349	\$13,816	\$14,300	\$14,800	\$15,318	\$15,854	\$16,409	\$16,984	\$17,578	\$18,193	\$18,830	\$19,489
Management		10,800	11,178	11,569	11,974	12,393	12,827	13,276	13,741	14,222	14,719	15,234	15,768	16,320	16,891	17,482
Utilities		20,961	21,695	22,454	23,240	24,053	24,895	25,766	26,668	27,602	28,568	29,568	30,602	31,674	32,782	33,929
Payroll & Payroll Taxes		25,180	26,061	26,973	27,918	28,895	29,906	30,953	32,036	33,157	34,318	35,519	36,762	38,049	39,380	40,759
Insurance		5,600	5,796	5,999	6,209	6,426	6,651	6,884	7,125	7,374	7,632	7,899	8,176	8,462	8,758	9,065
Maintenance		15,412	15,951	16,510	17,088	17,686	18,305	18,945	19,608	20,295	21,005	21,740	22,501	23,289	24,104	24,947
Other Operating Expenses		700	725	750	776	803	831	860	891	922	954	987	1,022	1,058	1,095	1,133
<b>Total Operating Expenses</b>		<b>\$90,693</b>	<b>\$93,867</b>	<b>\$97,153</b>	<b>\$100,553</b>	<b>\$104,072</b>	<b>\$107,715</b>	<b>\$111,485</b>	<b>\$115,387</b>	<b>\$119,425</b>	<b>\$123,605</b>	<b>\$127,931</b>	<b>\$132,409</b>	<b>\$137,043</b>	<b>\$141,840</b>	<b>\$146,804</b>
Tenant Internet Expense*	1.035	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Service Amenities	1.035	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replacement Reserve		6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300
Real Estate Taxes	1.020	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Expenses</b>		<b>\$96,993</b>	<b>\$100,167</b>	<b>\$103,453</b>	<b>\$106,853</b>	<b>\$110,372</b>	<b>\$114,015</b>	<b>\$117,785</b>	<b>\$121,687</b>	<b>\$125,725</b>	<b>\$129,905</b>	<b>\$134,231</b>	<b>\$138,709</b>	<b>\$143,343</b>	<b>\$148,140</b>	<b>\$153,104</b>
<b>Cash Flow Prior to Debt Service</b>		<b>\$56,565</b>	<b>\$57,230</b>	<b>\$57,879</b>	<b>\$58,512</b>	<b>\$59,127</b>	<b>\$59,722</b>	<b>\$60,295</b>	<b>\$60,845</b>	<b>\$61,370</b>	<b>\$61,868</b>	<b>\$62,336</b>	<b>\$62,772</b>	<b>\$63,175</b>	<b>\$63,542</b>	<b>\$63,869</b>
<b>MUST PAY DEBT SERVICE</b>																
Bonneville USDA Section 538 Loan		49,150	49,150	49,150	49,150	49,150	49,150	49,150	49,150	49,150	49,150	49,150	49,150	49,150	49,150	49,150
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Debt Service</b>		<b>\$49,150</b>	<b>\$49,150</b>	<b>\$49,150</b>	<b>\$49,150</b>	<b>\$49,150</b>	<b>\$49,150</b>	<b>\$49,150</b>	<b>\$49,150</b>	<b>\$49,150</b>	<b>\$49,150</b>	<b>\$49,150</b>	<b>\$49,150</b>	<b>\$49,150</b>	<b>\$49,150</b>	<b>\$49,150</b>
<b>Cash Flow After Debt Service</b>		<b>\$7,415</b>	<b>\$8,080</b>	<b>\$8,730</b>	<b>\$9,363</b>	<b>\$9,977</b>	<b>\$10,572</b>	<b>\$11,146</b>	<b>\$11,696</b>	<b>\$12,221</b>	<b>\$12,718</b>	<b>\$13,186</b>	<b>\$13,623</b>	<b>\$14,026</b>	<b>\$14,392</b>	<b>\$14,720</b>
Percent of Gross Revenue		4.59%	4.88%	5.14%	5.38%	5.59%	5.78%	5.95%	6.09%	6.21%	6.30%	6.37%	6.42%	6.45%	6.46%	6.44%
25% Debt Service Test		15.09%	16.44%	17.76%	19.05%	20.30%	21.51%	22.68%	23.80%	24.86%	25.88%	26.83%	27.72%	28.54%	29.28%	29.95%
Debt Coverage Ratio		1.151	1.164	1.178	1.190	1.203	1.215	1.227	1.238	1.249	1.259	1.268	1.277	1.285	1.293	1.299
<b>OTHER FEES**</b>																
GP Partnership Management Fee		\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
LP Asset Management Fee																
Incentive Management Fee																
USDA Section 538 top up reserve			2,100													
<b>Total Other Fees</b>		<b>3,000</b>	<b>5,100</b>	<b>3,000</b>	<b>3,000</b>	<b>3,000</b>	<b>3,000</b>	<b>3,000</b>	<b>3,000</b>	<b>3,000</b>	<b>3,000</b>	<b>3,000</b>	<b>3,000</b>	<b>3,000</b>	<b>3,000</b>	<b>3,000</b>
Remaining Cash Flow		\$4,415	\$2,980	\$5,730	\$6,363	\$6,977	\$7,572	\$8,146	\$8,696	\$9,221	\$9,718	\$10,186	\$10,623	\$11,026	\$11,392	\$11,720
Deferred Developer Fee**		\$4,415	\$2,980	\$5,730	\$6,363	\$6,977	\$7,572	\$8,146	\$8,696	\$9,220	\$9,718	\$10,186	\$10,623	\$11,025	\$11,392	\$11,719
Residual or Soft Debt Payments**																
City of Morro Bay Loan \$600,000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Housing Trust Fund Loan \$210,000		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

\*9% and 4% + state credit applications should include the cost of tenant internet service if requested in the Points System site amenity section.

\*\*Other Fees and all payments made from cash flow after must pay debt should be completed according to the terms of the partnership agreement (or equivalent ownership entity terms). Please re-order line items consistent with any "order of priority" terms. **These items are to be completed when submitting an updated application for the Carryover, Readiness, Final Reservation, and Placed-in-Service deadlines.**