



**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**2014 COMPETITIVE 4% FEDERAL AND STATE CREDIT APPLICATION**  
**FOR LOW-INCOME HOUSING TAX CREDITS**

January 31, 2014 Version

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

**APPLICANT:** Eden Cambrian, LLC

**PROJECT NAME:** Cambrian Center

**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:

\$1,643,829 annual Federal Credits, and

\$4,309,676 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 the following stages: for readiness to proceed requirements if applicable; and after 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 Sections 10322(a) through (g). No additional documents 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, applicant 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 rehabilitation completion. I certify and guarantee that the application meets each item of the applicable housing type requirement if I am requesting housing type competitive points, 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 with 6 months of the project's placed in service date, will be of a regular and ongoing nature and provided to tenants for 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, or 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 agree that TCAC is not responsible for actions taken by the applicant in reliance on a prospective Tax Credit reservation or allocation.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2014 at  
Hayward, California.

By \_\_\_\_\_  
(Original Signature)  
Linda Mandolini  
(Typed or printed name)  
Executive Director  
(Title)

ACKNOWLEDGMENT

STATE OF California )

COUNTY OF Alameda )

On \_\_\_\_\_ before me, Linda Mandolini,  
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 San Jose
City Manager:	Edward Shikada *
Title:	City Manager
Mailing Address:	200 E Santa Clara Street
City:	San Jose
Zip Code:	95113
Phone Number:	(408) 535-8100 Ext.
FAX Number:	(408) 920-7007
E-mail:	Ed.Shikada@sanjoseca.gov

\* 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? No  
 If yes, enter application number: TCAC # CA - \_\_\_\_\_ - \_\_\_\_\_  
  
 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 - \_\_\_\_\_ - \_\_\_\_\_  
 Federal Credit: \_\_\_\_\_  
 State Credit: \_\_\_\_\_  
  
 If State Credit is requested, is this State Farmworker Credit? No

**B. Project Information**

Project Name: Cambrian Center  
 Site Address: 2360 Samaritan Place  
 If address is not established, enter detailed description (i.e. NW corner of 26th and Elm)  
 \_\_\_\_\_  
 City: San Jose County: Santa Clara  
 Zip Code: 95124 Census Tract: 41940-06-085-5027.02  
 Assessor's Parcel Number(s): 421-36-007-00  
 \_\_\_\_\_  
 Special Needs Project located in a DDA or QCT: No  
 Special Needs with 130% basis & State Credits: No  
 Project is a Scattered Site Project: No \*Federal Congressional District: 18  
 Project is **Rural** as defined by TCAC Regulation: No \*State Assembly District: 15  
 Section 10302(jj): No \*State Senate District: 28  
 \*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(h)(33))

Federal and State	\$1,643,829	\$4,309,676
	(federal)	(state)

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

40%/60%

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

Non-Targeted  
 If you selected Special Needs please list the percentage of Special Needs Uni \_\_\_\_\_  
 If between 50% and 75%, please specify other housing type construction standards that will be met:

\_\_\_\_\_

**F. Geographic Area** (Reg. Section 10315(h))

Please select the project's geographic area:  
South & West Bay Region: San Mateo and Santa Clara Counties

**II. APPLICATION - SECTION 3: APPLICANT INFORMATION**

**A. Identify Applicant**

Applicant is the current owner and will retain ownership: N/A  
 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: N/A  
 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: Eden Cambrian, LLC  
 Street Address: 22645 Grand St  
 City: Hayward State: CA Zip Code: 94541  
 Contact Person: Linda Mandolini  
 Phone: (510) 582-1460 Ext.:  Fax: (510) 582-6523  
 Email: lmandolini@edenhousing.org

**C. Legal Status of Applicant:**

Nonprofit Organization Parent Company: Eden Housing, Inc.  
 If Other, Specify:

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

**D(1)** General Partner Name: Eden Cambrian, LLC, c/o Eden Housing, Inc  
 Street Address: 22645 Grand St  
 City: Hayward State: CA Zip Code: 94541  
 Contact Person: Linda Mandolini  
 Phone: (510) 582-1460 Ext.:  Fax:   
 Email: lmandolini@edenhousing.org  
 Nonprofit/For Profit: Nonprofit Parent Company: Eden Housing, Inc.

**D(2)** General Partner Name:   
 Street Address:   
 City:  State:  Zip Code:   
 Contact Person:   
 Phone:  Ext.:  Fax:   
 Email:   
 Nonprofit/For Profit: Nonprofit 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** Nonprofit

*If Joint Venture, 2nd GP must be included if applicant is pursuing a property tax exemption Reg. Section 10327(g)(2)*

**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: Mosaic Urban Development, LLC  
 Street Address: 1970 Broadway, Suite 250  
 City: Oakland State: CA Zip Code: 94612  
 Contact Person: Lihbin Shiao  
 Phone: (510) 251-9811 Ext.: 11 Fax:   
 Email: lshiao@sbcglobal.net  
 Participatory Role: Development Consultant

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

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

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

<p>Developer: <u>Eden Housing, Inc.</u>            Address: <u>22645 Grand St</u>            City, State, Zip: <u>Hayward, CA 94541</u>            Contact Person: <u>Linda Mandolini</u>            Phone: <u>(510) 582-1460</u> Ext.: _____            Fax: <u>(510) 582-6523</u>            Email: <u>lmandolini@edenhousing.org</u></p>	<p>Architect: <u>Gelfand Partners</u>            Address: <u>165 Tenth Street, Suite 100</u>            City, State, Zip: <u>San Francisco, CA 94103</u>            Contact Person: <u>Jim Fagler</u>            Phone: <u>(415) 346-4040</u> Ext.: _____            Fax: <u>(415) 346-4103</u>            Email: <u>Jim@gelfand-partners.com</u></p>
<p>Attorney: <u>Gubb &amp; Barshay</u>            Address: <u>505 14th Street, Suite 1050</u>            City, State, Zip: <u>Oakland, CA 94612</u>            Contact Person: <u>Natalie Gubb</u>            Phone: <u>(510) 781-6600</u> Ext.: _____            Fax: <u>(510) 781-6967</u>            Email: <u>ngubb@gubbandbarshay.com</u></p>	<p>General Contractor: <u>BBI Construction &amp; D&amp;H Constru</u>            Address: <u>2107 Kearney Street</u>            City, State, Zip: <u>El Cerrito, CA 94530</u>            Contact Person: <u>Jeff Halperin</u>            Phone: <u>(510) 237-7883</u> Ext.: _____            Fax: <u>(510) 237-7884</u>            Email: <u>jeff@dh-construction.com</u></p>
<p>Tax Professional: <u>Gubb &amp; Barshay</u>            Address: <u>505 14th Street, Suite 1050</u>            City, State, Zip: <u>Oakland, CA 94612</u>            Contact Person: <u>Natalie Gubb</u>            Phone: <u>(510) 781-6600</u> Ext.: _____            Fax: <u>(510) 781-6967</u>            Email: <u>ngubb@gubbandbarshay.com</u></p>	<p>Energy Consultant: <u>Bright Green Strategies</u>            Address: <u>150 Felker St. #H</u>            City, State, Zip: <u>Santa Cruz, CA 95060</u>            Contact Person: <u>Sharon Block</u>            Phone: <u>(510) 863-1109</u> Ext.: _____            Fax: _____            Email: <u>sharon@brightgreenstrategies.cc</u></p>
<p>CPA: <u>Bowers Narasky &amp; Daley</u>            Address: <u>1024 Country Club Drive</u>            City, State, Zip: <u>Moraga, CA 94551</u>            Contact Person: <u>Annette Spiteri</u>            Phone: <u>(925) 376-2195</u> Ext.: _____            Fax: <u>(925) 376-2091</u>            Email: <u>aspiteri@bndcpa.com</u></p>	<p>Investor: <u>TBD</u>            Address: _____            City, State, Zip: _____            Contact Person: _____            Phone: _____ Ext.: _____            Fax: _____            Email: _____</p>
<p>Consultant <u>California Housing Partnership C</u>            Address: <u>369 Pine St, Suite 300</u>            City, State, Zip: <u>San Francisco, CA 94104</u>            Contact Person: <u>Richard Mandel</u>            Phone: <u>(415) 433-6804</u> Ext.: <u>312</u>            Fax: <u>(415) 433-6805</u>            Email: <u>rmandel@chpc.net</u></p>	<p>Market Analyst: <u>Laurin Associates, a Division of F</u>            Address: <u>1501 Sports Drive</u>            City, State, Zip: <u>Sacramento, CA 95834</u>            Contact Person: <u>Stefanie Williams</u>            Phone: <u>(916) 372-6100</u> Ext.: _____            Fax: <u>(916) 419-6108</u>            Email: <u>swilliams@laurinassociates.com</u></p>
<p>Appraiser: <u>Carneghi-Blum &amp; Partners, Inc.</u>            Address: <u>595 Market St #2230</u>            City, State, Zip: <u>San Francisco, CA 94105</u>            Contact Person: <u>Chris Carneghi</u>            Phone: <u>(408) 535-0900</u> Ext.: <u>113</u>            Fax: _____            Email: <u>carneghi@cbppraisal.com</u></p>	<p>CNA Consultant: <u>Elizabeth McLachlan Consulting</u>            Address: <u>2370 Market Street, Suite 189</u>            City, State, Zip: <u>San Francisco, CA 94114</u>            Contact Person: <u>Elizabeth McLachlan</u>            Phone: <u>(415) 203-8814</u> Ext.: _____            Fax: _____            Email: <u>emclach@gmail.com</u></p>
<p>Bond Issuer: <u>City of San Jose</u>            Address: <u>200 E Santa Clara Street</u>            City, State, Zip: <u>San Jose, CA 95113</u>            Contact Person: <u>Leslye Corsiglia/Kristen Clement</u>            Phone: <u>(408) 535-3851</u> Ext.: _____            Fax: <u>(408) 998-3183</u>            Email: <u>Leslye.corsiglia@sanjoseca.gov/</u></p>	<p>Prop. Mgmt. Co.: <u>Eden Housing Management, Inc</u>            Address: <u>22645 Grand St</u>            City, State, Zip: <u>Hayward, CA 94541</u>            Contact Person: <u>Natalia Flores</u>            Phone: <u>(510) 582-1460</u> Ext.: _____            Fax: <u>(510) 582-6523</u>            Email: <u>NFlores@edenhousing.org</u></p>

2nd Prop. Mgmt. Co. \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
Phone: \_\_\_\_\_ Ext.: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_



## II. APPLICATION - SECTION 5: PROJECT INFORMATION

**A. Type of Credit Requested**

New Construction	<u>N/A</u>	If yes, will demolition of an existing structure be involved?	<u>N/A</u>
(may include Adaptive Reuse)		If yes, will relocation of existing tenants be involved?	<u>N/A</u>
Rehabilitation-Only	<u>N/A</u>	Is this an Adaptive Reuse project?	<u>No</u>
Acquisition & Rehabilitation	<u>Yes</u>	If yes, please consult TCAC staff to determine the applicable regulatory requirements (new construction or rehabilitation).	

**B. Acquisition and Rehabilitation/Rehabilitation-only Projects**

If requesting Acquisition Credit, will the acquisition meet the 10-year placed in service rule as required by IRC Sec. 42(d)(2)(B)(ii)? Yes

If no, will it meet the waiver conditions of IRC Sec. 42(d)(6)? N/A

Will the rehabilitation and/or the income and rent restrictions of Sec. 42 cause relocation of existing tenants? Yes

If yes, applicants must submit an explanation of relocation requirements, a detailed relocation plan including a budget with an identified funding source (see Checklist).

Age of Existing Structures	<u>34</u>	No. of Existing Buildings	<u>2</u>
No. of Occupied Buildings	<u>2</u>	No. of Existing Units	<u>153</u>
No. of Stories	<u>7 &amp; 1</u>		
Current Use:	<u>HUD 202/Section 8 housing for low income elderly &amp; disabled</u>		

**C. Purchase Information**

Name of Seller:	<u>Catalonia, Inc.</u>	Signatory of Seller:	<u>Linda Mandolini</u>
Date of Purchase Contract or Option:	<u>2/21/2014</u>	Purchased from Affiliate:	<u>No</u>
Expiration Date of Option:	<u>N/A</u>	If yes, broker fee amount to affiliate?	
Purchase Price:	<u>\$18,394,842</u>	Special Assessment(s):	<u>\$46,110</u>
Phone:	<u>(510) 582-1460</u>	Ext.:	
Holding Costs per Month:	<u>NA</u>	Historical Property/Site:	<u>No</u>
Real Estate Tax Rate:	<u>0.01%</u>	Total Projected Holding Costs:	<u>NA</u>

**D. Project, Land, Building and Unit Information**

**Project Type**

Single Room Occupancy:	<u>N/A</u>	Single Family Home:	<u>N/A</u>
Detached 2, 3, or 4 Family:	<u>N/A</u>	Housing Cooperative:	<u>N/A</u>
Tenant Homeownership:	<u>N/A</u>	One or Two Story Garden:	<u>Yes</u>
Townhouse/Row House:	<u>N/A</u>	Condominium:	<u>N/A</u>
Inner City Infill Site:	<u>N/A</u>		
Two or More Story With an Elevator:	<u>Yes</u>	if yes, enter number of stories:	<u>7</u>
Two or More Story Without an Elevator:	<u>N/A</u>	if yes, enter number of stories:	
One or More Levels of Subterranean Parking:	<u>N/A</u>		
Other:	<u>Cambrian Center is comprised of two building. Building A has 141 units and is 7 stories in height. Building B has 12 units and is 1 story in height.</u>		

**E. Land**

           x            Feet or 2.25 Acres 98,010 Square Feet  
If irregular, specify measurements in feet, acres, and square feet:

**F. Building Information**

Total Number of Buildings: 2 Residential Buildings: 2  
 Community Buildings:      Commercial/ Retail Space: Yes

If Commercial/ Retail Space, explain: *(include use, size, location, and purpose)*

The property has a commercial kitchen which is made available to a third party food preparer to prepare one meal per day for the tenants. The commercial kitchen is

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:	153
Total number of non-tax credit units (excluding managers' units) (i.e. market rate units):	
Total number of units (excluding managers' units):	151
Total number of low-income units:	151
Ratio of low-income units to total units (excluding managers' units):	100%
Total square footage of all residential units (excluding managers' units):	74,260
Total square footage of low-income units:	74,260
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:	4,159
Total commercial/ retail space square footage:	1,072
Total common space square footage (including managers' units):	8,351
Total parking structure square footage (excludes car-ports and "tuck under" parking):	
<b>**Total Square Footage of All Project Structures (excluding commercial/retail):</b>	<b>86,770</b>

\*Must be 100% to apply for State Credits

\*\*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>\$379,760</b>
<b>Total Residential Project Cost per Unit</b>	<b>\$375,736</b>
<b>Total Eligible Basis per Unit</b>	<b>\$319,761</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	24
Persons with HIV/AIDS	N/A
Transition age youth	N/A
Farmworker	N/A
Other: <u>Seniors 62+</u>	126

Units w/ tenants of multiple disability type or subsidy layers, etc., briefly explain:

For 4% federal applications only:	
Rural area consistent with TCAC methodology	N/A

**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	N/A		Not Required
NEPA	N/A		Not Required
Toxic Report	N/A		Not Required
Soils Report	N/A		Not Required
Coastal Commission Approval	N/A		Not Required
Article 34 of State Constitution	N/A		Not Required
Site Plan	N/A		Not Required
Design Review	N/A		Not Required
Conditional Use Permit Approved or Required	N/A		Not Required
Variance Approved or Required	N/A		Not Required

	Project and Site Information	
Current Land Use Designation	R-M Multiple Residential District	
Current Zoning and Maximum Density	A (PD) Zoning District, 143 Units (153 Units existing)	
Proposed Zoning and Maximum Density	A (PD) Zoning District, 153 Units	
Does this site have Inclusionary Zoning?	No	
Occupancy restrictions that run with the land due to CUP's or density bonuses?	No (if yes, explain here)	
Building Height Requirements	Per the PD Zoning, Height of existing 7 story building permitted	
Required Parking Ratio	.36 parking spaces per dwelling unit = 55 spaces	
Is site in a Redevelopment Area?	No	

**B. Development Timetable**

		Actual or Scheduled		
		Month	/	Year
<b>SITE</b>	Environmental Review Completed	N/A	/	
	Site Acquired	2	/	2014
<b>LOCAL PERMITS</b>	Conditional Use Permit	N/A	/	
	Variance	N/A	/	
	Site Plan Review	N/A	/	
	Grading Permit	N/A	/	
	Building Permit	5	/	2014
<b>CONSTRUCTION FINANCING</b>	Loan Application	2	/	2014
	Enforceable Commitment	2	/	2014
	Closing and Disbursement	8	/	2014
<b>PERMANENT FINANCING</b>	Loan Application	2	/	2014
	Enforceable Commitment	2	/	2014
	Closing and Disbursement	8	/	2014
<b>OTHER LOANS AND GRANTS</b>	Type and Source: <u>Seller Carryback Loan</u>	2	/	2014
	Application	N/A	/	
	Closing or Award	8	/	2014
	Type and Source: _____	N/A	/	
	Application	2	/	2014
	Closing or Award	8	/	2014
	Type and Source: _____	N/A	/	
	Application	2	/	2014
	Closing or Award	8	/	2014
	Type and Source: <u>(specify here)</u>	N/A	/	
	Application	N/A	/	
	Closing or Award	N/A	/	
	Type and Source: <u>(specify here)</u>	N/A	/	
	Application	N/A	/	
	Closing or Award	N/A	/	
	Type and Source: <u>(specify here)</u>	N/A	/	
Application	N/A	/		
Closing or Award	N/A	/		
10% of Costs Incurred	12	/	2014	
Construction Start	8	/	2014	
Construction Completion	3	/	2016	
Placed In Service	3	/	2016	
Occupancy of All Low-Income Units	6	/	2016	

**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) Union Bank,N.A./TE Const Bond Loan	25	3.526%	\$38,069,000
2) Seller Carryback Loan	660	3.560%	\$14,067,193
3) Existing Project Reserves			\$1,394,842
4) Accrued/Def. Carryback Interest during			\$1,043,317
5) Capital Contributions - LP Equity			\$912,585
6)			
7)			
8)			
9)			
10)			
11)			
12)			
<b>Total Funds For Construction:</b>			<b>\$55,486,937</b>

1) Lender/Source Union Bank,N.A./TE Const Bond Lo  
 Street Address 200 Pringle Avenue, Suite 355  
 City: Walnut Creek  
 Contact Name Jonathan Klein  
 Phone Numbe 925-947-2461 Ext.:   
 Type of Financing Tax Exempt Loan  
 Is the Lender/Source Committed? Yes

2) Lender/Source Seller Carryback Loan  
 Street Address 22645 Grand St  
 City: Hayward, CA 94541  
 Contact Name Linda Mandolini  
 Phone Numbe (510) 582-1460 Ext.:   
 Type of Financing Residual Receipts Loan  
 Is the Lender/Source Committed? Yes

3) Lender/Source Existing Project Reserves  
 Street Address 22645 Grand St  
 City: Hayward, CA 94541  
 Contact Name Linda Mandolini  
 Phone Numbe (510) 582-1460 Ext.:   
 Type of Financing Equity  
 Is the Lender/Source Committed? Yes

4) Lender/Source Accrued/Def. Carryback Interest dur  
 Street Address 22645 Grand St  
 City: Hayward, CA 94541  
 Contact Name Linda Mandolini  
 Phone Numbe (510) 582-1460 Ext.:   
 Type of Financing Acc'd Interest  
 Is the Lender/Source Committed? Yes

5) Lender/Source Capital Contributions - LP Equity  
 Street Address TBD  
 City:   
 Contact Name   
 Phone Numbe  Ext.:   
 Type of Financing Equity  
 Is the Lender/Source Committed? No

6) Lender/Source   
 Street Address   
 City:   
 Contact Name   
 Phone Numbe  Ext.:   
 Type of Financing   
 Is the Lender/Source Committed?

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

8) Lender/Source   
 Street Address   
 City:   
 Contact Name   
 Phone Numbe  Ext.:   
 Type of Financing   
 Is the Lender/Source Committed?

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) Union Bank, N.A./TE Perm Loan - A Tr	420	5.575%		\$380,442	\$5,850,000
2) Union Bank, N.A./TE Perm Loan - B Tr	420	5.575%		\$842,239	\$12,951,000
3) Seller Carryback Loan	660	3.560%	Residual	NA	\$14,067,193
4) Existing Project Reserves					\$1,394,842
5) Income from Operations prior to Conve					\$2,075,253
6) Accrued/Def. Carryback Interest during					\$1,043,317
7)					
8)					
9)					
10)					
11)					
12)					
<b>Total Permanent Financing:</b>					\$37,381,605
<b>Total Tax Credit Equity:</b>					\$20,721,704
<b>Total Sources of Project Funds:</b>					\$58,103,309

- |   |   |
|---|---|
| <p>1) Lender/Source <u>Union Bank, N.A./TE Perm Loan - A</u><br/>                 Street Address <u>200 Pringle Avenue, Suite 355</u><br/>                 City: <u>Walnut Creek</u><br/>                 Contact Name <u>Jonathan Klein</u><br/>                 Phone Numbe <u>925-947-2461</u> Ext.: <u></u><br/>                 Type of Financing <u>Tax Exempt Loan</u><br/>                 Is the Lender/Source Committed? <u>Yes</u></p>           | <p>2) Lender/Source <u>Union Bank, N.A./TE Perm Loan - B</u><br/>                 Street Address <u>200 Pringle Avenue, Suite 355</u><br/>                 City: <u>Walnut Creek</u><br/>                 Contact Name <u>Jonathan Klein</u><br/>                 Phone Numbe <u>925-947-2461</u> Ext.: <u></u><br/>                 Type of Financing <u>Tax Exempt Loan</u><br/>                 Is the Lender/Source Committed? <u>Yes</u></p> |
| <p>3) Lender/Source <u>Seller Carryback Loan</u><br/>                 Street Address <u>22645 Grand St</u><br/>                 City: <u>Hayward, CA 94541</u><br/>                 Contact Name <u>Linda Mandolini</u><br/>                 Phone Numbe <u>(510) 582-1460</u> Ext.: <u></u><br/>                 Type of Financing <u>Residual Receipts Loan</u><br/>                 Is the Lender/Source Committed? <u>Yes</u></p>                       | <p>4) Lender/Source <u>Existing Project Reserves</u><br/>                 Street Address <u>22645 Grand St</u><br/>                 City: <u>Hayward, CA 94541</u><br/>                 Contact Name <u>Linda Mandolini</u><br/>                 Phone Numbe <u>(510) 582-1460</u> Ext.: <u></u><br/>                 Type of Financing <u>Existing Reserves</u><br/>                 Is the Lender/Source Committed? <u>Yes</u></p>              |
| <p>5) Lender/Source <u>Income from Operations prior to Co</u><br/>                 Street Address <u>22645 Grand St</u><br/>                 City: <u>Hayward, CA 94541</u><br/>                 Contact Name <u>Linda Mandolini</u><br/>                 Phone Numbe <u>(510) 582-1460</u> Ext.: <u></u><br/>                 Type of Financing <u>Net income during rehab/stab'zn</u><br/>                 Is the Lender/Source Committed? <u>Yes</u></p> | <p>6) Lender/Source <u>Accrued/Def. Carryback Interest dur</u><br/>                 Street Address <u>22645 Grand St</u><br/>                 City: <u>Hayward, CA 94541</u><br/>                 Contact Name <u>Linda Mandolini</u><br/>                 Phone Numbe <u>(510) 582-1460</u> Ext.: <u></u><br/>                 Type of Financing <u>Accrued Interest</u><br/>                 Is the Lender/Source Committed? <u>Yes</u></p>     |
| <p>7) Lender/Source _____<br/>                 Street Address _____<br/>                 City: _____<br/>                 Contact Name _____<br/>                 Phone Numbe _____ Ext.: _____<br/>                 Type of Financing _____<br/>                 Is the Lender/Source Committed? <u>No</u></p>   | <p>8) Lender/Source _____<br/>                 Street Address _____<br/>                 City: _____<br/>                 Contact Name _____<br/>                 Phone Numbe _____ Ext.: _____<br/>                 Type of Financing _____<br/>                 Is the Lender/Source Committed? <u>No</u></p>   |

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

**B. Tax-Exempt Bond Financing**

Will project receive tax-exempt bond financing for more than 50% of the aggregate basis of the building(s) (including land) in the project? (IRC Sec. 42(h)(4)):

Yes

CDLAC Allocation?

Yes

Date application was submitted to CDLAC:

3/5/2014

Date application was approved by CDLAC:

Elizabeth McLachlan

5/25/2014

Estimated date of Bond Issuance (Reg. Section 10326(e)(2)):

8/6/2014

Percentage of aggregate basis financed by the bonds? (Reg. Section 10326(e)(2))

74.42%

Name of Bond Issuer (Reg. Section 10326(e)(1)):

City of San Jose

Will project have Credit Enhancement?

No

If Yes, identify the entity providing the Credit Enhancement

Contact Person:

Phone:

Ext.:

What type of enhancement is being provided?

(select one)

(specify here)



**III. PROJECT FINANCING - SECTION 3: INCOME INFORMATION**

**A. Low Income Units**

(a) Bedroom Type(s)	(b) Number of Units	(c) Proposed Monthly Rent (Less Utilities)	(d) Total Monthly Rents (b x c)	(e) Monthly Utility	(f) Monthly Rent Plus Utilities (c + e)	(g) % of Targeted Area Median Income	(h) % of Actual AMI
SRO/Studio	1	\$535	\$535		\$535	30%	30.0%
1 Bedroom	15	\$574	\$8,610		\$574	30%	30.0%
SRO/Studio	2	\$535	\$1,070		\$535	40%	30.0%
SRO/Studio	4	\$714	\$2,856		\$714	40%	40.0%
1 Bedroom	25	\$765	\$19,125		\$765	40%	40.0%
1 Bedroom	61	\$956	\$58,316		\$956	50%	50.0%
1 Bedroom	43	\$1,132	\$48,676		\$1,132	60%	59.2%
<b>Total # Units:</b>	151	<b>Total:</b>	\$139,188		<b>Average:</b>	48.7%	

**B. Manager Units**

State law requires an onsite manager's unit for projects with 16 or more residential units.  
 TCAC Regulation Section 10326(g)(6) requires at least 1 manager's unit for every 80 residential units.  
 Special Needs projects may demonstrate 24-hour desk staffing in lieu of an onsite manager's unit.

(a) Bedroom Type(s)	(b) Number of Units	(c) Proposed Monthly Rent (Less Utilities)	(d) Total Monthly Rents (b x c)
1 Bedroom	1		
2 Bedrooms	1		
<b>Total # Units:</b>	2	<b>Total:</b>	

No Special Needs project with 24-hour desk staffing

**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>	\$139,188
<b>Aggregate Annual Rents For All Units:</b>	\$1,670,256

**D. Rental Subsidy Income/Operating Subsidy  
Complete spreadsheet "Subsidy Contract Calculation"**

Number of Units Receiving Assistance:	150
Length of Contract (years):	20
Expiration Date of Contract:	8/31/2024
<b>Total Projected Annual Rental Subsidy:</b>	<b>\$1,020,360</b>

**E. Miscellaneous Income**

Annual Income from Laundry Facilities:	\$7,818
Annual Income from Vending Machines:	
Annual Interest Income:	
Other Annual Income: Meals Program	\$200,573
<b>Total Miscellaneous Income:</b>	<b>\$208,391</b>
<b>Total Annual Potential Gross Income:</b>	<b>\$2,899,007</b>

**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:						
Water Heating:						
Cooking:						
Lighting:						
Electricity:						
Water:*						
Other: (specify here)						
<b>Total:</b>						

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

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

N/A, Property is Master Metered.

**G. Annual Residential Operating Expenses**

<b>Administrative</b>	Advertising:	\$501
	Legal:	\$4,821
	Accounting/Audit:	\$34,431
	Security:	\$37,493
	Other: Misc Administration	\$29,249
<b>Total Administrative:</b>		\$106,495

<b>Management</b>	<b>Total Management:</b>	\$119,549
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<b>Utilities</b>	Fuel:	
	Gas:	\$18,325
	Electricity:	\$74,650
	Water/Sewer:	\$78,885
	<b>Total Utilities:</b>	\$171,860

<b>Payroll / Payroll Taxes</b>	On-site Manager:	\$88,862
	Maintenance Personnel:	\$78,375
	Other: Payroll Taxes/Benefits	\$65,632
	<b>Total Payroll / Payroll Taxes:</b>	\$232,869
<b>Total Insurance:</b>		\$29,051

<b>Maintenance</b>	Painting:	\$36,636
	Repairs:	\$79,699
	Trash Removal:	\$19,098
	Exterminating:	\$10,062
	Grounds:	\$35,402
	Elevator:	\$4,628
	Other:	
<b>Total Maintenance:</b>		\$185,525

<b>Other Expenses</b>	Other: Tele/Fax/Computer Lines	\$7,041
	Other: Misc. Tax/License	\$2,982
	Other: Meals Program	\$293,404
	Other: (specify here)	
	Other: (specify here)	
<b>Total Other Expenses:</b>		\$303,427

**Total Expenses**

<b>Total Annual Residential Operating Expenses:</b>	\$1,148,776
<b>Total Number of Units in the Project:</b>	153
<b>Total Annual Operating Expenses Per Unit:</b>	\$7,508
<b>Total 3-Month Operating Reserve:</b>	\$440,222
<b>Total Annual Internet Expense (site amenity election):</b>	*
<b>Total Annual Services Amenities Budget (from project expenses):</b>	\$74,493*
<b>Total Annual Reserve for Replacement:</b>	\$78,030*
<b>Total Annual Real Estate Taxes:</b>	\$46,110*

\* 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
Tax-Exempt Financing		Yes	\$38,069,000
Taxable Bond Financing		N/A	
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		N/A	
HOPE VI		N/A	
McKinney-Vento Homeless Assistance Program		N/A	
MHSA		N/A	
MHP		N/A	
Redevelopment Set-aside Funds		N/A	
FHA Risk Sharing loan?	No	N/A	
State:	(specify here)	N/A	
Local:	(specify here)	N/A	
Private:	(specify here)	N/A	
Other:	(specify here)	N/A	
Other:	(specify here)	N/A	
Other:	(specify here)	N/A	

**B. Rental Subsidy Anticipated**

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

Approval Date:	2/27/2014	Approval Date:	
Source:	HAP Contract	Source:	
If Section 8:	Project-based contract	If Section 8:	(select one)
Percentage:	98%	Percentage:	
Units Subsidized:	150	Units Subsidized:	
Amount Per Year:	\$1,020,360	Amount Per Year:	
Total Subsidy:	\$20,407,200	Total Subsidy:	
Term:	20	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:	Project-based contract		
HUD SHP:			
Will the subsidy continue?	Yes	Other:	(specify here)
If yes enter amount:	same as B	Other amount:	

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

**A. Threshold Basis Limit**

<u>Unit Size</u>	<u>Unit Basis Limit</u>	<u>No. of Units</u>	<u>(Basis) X (No. of Units)</u>
SRO/STUDIO	\$187,515	7	\$1,312,605
1 Bedroom	\$216,203	145	\$31,349,435
2 Bedrooms	\$260,800	1	\$260,800
3 Bedrooms	\$333,824		
4+ Bedrooms	\$371,901		
<b>TOTAL UNADJUSTED THRESHOLD BASIS LIMIT:</b>		153	<b>\$32,922,840</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		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: 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.		No	
<b>(i)</b> Plus (+) 1% basis adjustment for each 1% of units income-targeted to 50% to 36% of AMI Affordable Units: 151 Total Affordable Units @ 50% to 36% of AMI: 92		Yes	\$19,753,704
<b>(j)</b> Plus (+) 2% basis adjustment for each 1% of units income targeted to 35% of AMI and below Affordable Units: 151 Total Affordable Units @ 35% of AMI or Below: 16		Yes	\$6,584,568
<b>TOTAL ADJUSTED THRESHOLD BASIS LIMIT:</b>			<b>\$59,261,112</b>

**HIGH COST TEST**

Total Eligible Basis \$48,923,478  
 Percentage of the Adjusted Threshold Basis Limit 82.556%

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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															
	TOTAL PROJECT COST	RES. COST	COM'L. COST	TAX CREDIT EQUITY	1)Union Bank, N.A./TE Perm Loan - A Tranche	2)Union Bank, N.A./TE Perm Loan - B Tranche	3)Seller Carryback Loan	4)Existing Project Reserves	5)Income from Operations prior to Conversion	6)Accrued/Def. Carryback Interest during const	7)	8)	9)	10)	11)	12)	SUBTOTAL	30% PVC for New Const/Rehab	30% PVC for Acquisition	
<b>LAND COST/ACQUISITION</b>																				
1Land Cost or Value	\$1,540,000	\$1,521,206	\$18,793.74	\$265,678			\$1,274,322.02										\$1,540,000			
2Demolition																				
Legal																				
Land Lease Rent Prepayment																				
<b>1Total Land Cost or Value</b>	<b>\$1,540,000</b>	<b>\$1,521,206</b>	<b>\$18,794</b>	<b>\$265,678</b>			<b>\$1,274,322</b>										<b>\$1,540,000</b>			
Existing Improvements Value	\$15,460,000	\$15,271,330	\$188,669.65	\$2,667,129			\$12,792,870.98										\$15,460,000		\$15,271,330	
2Off-Site Improvements																				
<b>Total Acquisition Cost</b>	<b>\$15,460,000</b>	<b>\$15,271,330</b>	<b>\$188,670</b>	<b>\$2,667,129</b>			<b>\$12,792,871</b>										<b>\$15,460,000</b>		<b>\$15,271,330</b>	
<b>Total Land Cost / Acquisition Cost</b>	<b>\$16,999,999</b>	<b>\$16,792,536</b>	<b>\$207,463</b>	<b>\$2,932,806</b>			<b>\$14,067,193</b>										<b>\$16,999,999</b>			
Predevelopment Interest/Holding Cost																				
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)																				
Title/Rec/Escrow; Acq of Project Reserves	\$1,474,734	\$1,456,737	\$17,997.26	\$1,474,734													\$1,474,734		\$71,769	
<b>REHABILITATION</b>																				
Site Work	\$1,342,855	\$1,326,467	\$16,387.84	\$662,093	\$680,761.96												\$1,342,855	\$1,326,467		
Structures	\$18,294,600	\$18,071,338	\$223,262.35	\$223,262	\$3,725,496	\$12,951,000		\$1,394,842									\$18,294,600	\$18,071,338		
General Requirements	\$1,443,742	\$1,426,123	\$17,619.04	\$514,664	\$1,443,742												\$1,443,742	\$1,426,123		
Contractor Overhead	\$514,664	\$508,384	\$6,280.82	\$514,664													\$514,664	\$508,384		
Contractor Profit	\$514,664	\$508,384	\$6,280.82	\$514,664													\$514,664	\$508,384		
Prevailing Wages																				
General Liability Insurance	\$544,756	\$538,108	\$6,648.06	\$544,756													\$544,756	\$538,108		
Other: Reas. Accommodation Impmvs	\$250,000	\$246,949	\$3,050.93	\$250,000													\$250,000	\$246,949		
<b>Total Rehabilitation Costs</b>	<b>\$22,905,282</b>	<b>\$22,625,752</b>	<b>\$279,530</b>	<b>\$2,709,440</b>	<b>\$5,850,000</b>	<b>\$12,951,000</b>		<b>\$1,394,842</b>									<b>\$22,905,282</b>	<b>\$22,625,752</b>		
<b>Total Relocation Expenses</b>	<b>\$2,500,000</b>	<b>\$2,500,000</b>		<b>\$2,500,000</b>													<b>\$2,500,000</b>	<b>\$2,500,000</b>		
<b>NEW CONSTRUCTION</b>																				
Site Work																				
Structures																				
General Requirements																				
Contractor Overhead																				
Contractor Profit																				
Prevailing Wages																				
General Liability Insurance																				
Other: (Specify)																				
<b>Total New Construction Costs</b>																				
<b>ARCHITECTURAL FEES</b>																				
Design	\$1,358,244	\$1,341,668	\$16,575.64	\$1,358,244													\$1,358,244	\$1,341,668		
Supervision																				
<b>Total Architectural Costs</b>	<b>\$1,358,244</b>	<b>\$1,341,668</b>	<b>\$16,576</b>	<b>\$1,358,244</b>													<b>\$1,358,244</b>	<b>\$1,341,668</b>		
<b>Total Survey &amp; Engineering</b>	<b>\$250,000</b>	<b>\$246,949</b>	<b>\$3,050.93</b>	<b>\$250,000</b>													<b>\$250,000</b>	<b>\$246,949</b>		
<b>CONSTRUCTION INTEREST &amp; FEES</b>																				
Construction Loan Interest	\$1,839,826	\$1,839,826						\$1,839,826									\$1,839,826	\$275,974		
Origination Fee	\$190,345	\$190,345		\$190,345													\$190,345			
Credit Enhancement/Application Fee																				
Bond Premium																				
Cost of Issuance	\$316,635	\$316,635		\$316,635													\$316,635			
Title & Recording	\$60,000	\$59,268	\$732.23	\$60,000													\$60,000	\$59,268		
Taxes	\$80,000	\$79,024	\$976.30	\$80,000													\$80,000			
Insurance	\$70,000	\$69,146	\$854.26	\$70,000													\$70,000	\$69,146		
Other: Lender Expenses	\$20,000	\$20,000		\$20,000													\$20,000			
Other: Accrued/Def'd Seller Loan Interest	\$1,043,317	\$1,030,584	\$12,732.35	\$0					\$1,043,317								\$1,043,317	\$154,587		
<b>Total Construction Interest &amp; Fees</b>	<b>\$3,620,123</b>	<b>\$3,604,828</b>	<b>\$15,295</b>	<b>\$736,980</b>				<b>\$1,839,826</b>	<b>\$1,043,317</b>								<b>\$3,620,123</b>	<b>\$558,975</b>		
<b>PERMANENT FINANCING</b>																				
Loan Origination Fee	\$94,005	\$94,005		\$94,005													\$94,005			
Credit Enhancement/Application Fee																				
Title & Recording	\$15,000	\$14,817	\$183.06	\$15,000													\$15,000			
Taxes																				
Insurance																				



IV. SOURCES AND USES BUDGET - SECTION 1: SOURCES AND USES BUDGET					Permanent Sources														
	TOTAL PROJECT COST	RES. COST	COM'L. COST	TAX CREDIT EQUITY	1)Union Bank, N.A./TE Perm Loan - A Tranche	2)Union Bank, N.A./TE Perm Loan - B Tranche	3)Seller Carryback Loan	4)Existing Project Reserves	5)Income from Operations prior to Conversion	6)Accrued/Def. Carryback Interest during const	7)	8)	9)	10)	11)	12)	SUBTOTAL	30% PVC for New Const/Rehab	30% PVC for Acquisition
Other: Lender Expenses	\$20,000	\$20,000		\$20,000													\$20,000		
Other: (Specify)																			
<b>Total Permanent Financing Costs</b>	\$129,005	\$128,822	\$183	\$129,005													\$129,005		
<b>Subtotals Forward</b>	\$49,237,387	\$48,697,292	\$540,095	\$12,091,210	\$5,850,000	\$12,951,000	\$14,067,193	\$1,394,842	\$1,839,826	\$1,043,317							\$49,237,388	\$27,273,344	\$15,343,099
<b>LEGAL FEES</b>																			
Lender Legal Paid by Applicant	\$50,000	\$50,000		\$50,000													\$50,000		
Other: Legal - Transaction	\$190,000	\$188,597	\$1,403	\$190,000													\$190,000	\$39,512	\$112,289
<b>Total Attorney Costs</b>	\$240,000	\$238,597	\$1,403	\$240,000													\$240,000	\$39,512	\$112,289
<b>RESERVES</b>																			
Rent Reserves																			
Capitalized Rent Reserves																			
3-Month Operating Reserve	\$440,222	\$440,222		\$440,222													\$440,222		
Other: Deposit to Repl Reserve; Sect 8 Transition Reserve	\$1,325,606	\$1,325,606		\$1,325,606													\$1,325,606		
<b>Total Reserve Costs</b>	\$1,765,828	\$1,765,828		\$1,765,828													\$1,765,828		
<b>APPRAISAL</b>																			
<b>Total Appraisal Costs</b>	\$20,000	\$19,756	\$244.08	\$20,000													\$20,000	\$19,756	
<b>Total Contingency Cost</b>	\$2,244,271	\$2,216,883	\$27,388.48	\$2,244,271													\$2,244,271	\$2,216,883	
<b>OTHER PROJECT COSTS</b>																			
TCAC App/Allocation/Monitoring Fees	\$81,168	\$81,168		\$81,168													\$81,168		
Environmental Audit	\$50,000	\$49,390	\$610.19	\$50,000													\$50,000	\$49,390	
Local Development Impact Fees																			
Permit Processing Fees	\$434,000	\$428,704	\$5,296.42	\$434,000													\$434,000	\$428,704	
Capital Fees																			
Marketing	\$50,000	\$50,000		\$50,000													\$50,000		
Furnishings	\$150,000	\$150,000		\$150,000													\$150,000	\$150,000	
Market Study	\$21,000	\$21,000		\$21,000													\$21,000		
Accounting/Reimbursables																			
Soft Cost Contingency	\$502,159	\$496,031	\$6,128.22	\$502,159													\$502,159	\$496,031	
Other: Const Supervision/Const Testing	\$325,000	\$321,034	\$3,966.21	\$325,000													\$325,000	\$321,034	
Other: Predev Interest	\$3,994	\$3,945	\$48.74	\$3,994													\$3,994	\$3,945	
Other: (Specify)																			
Other: Service Startup Costs	\$60,000	\$60,000		\$60,000													\$60,000		
Other: Capitalized Meal Reserve	\$418,500	\$418,500		\$418,500													\$418,500		
<b>Total Other Costs</b>	\$2,095,822	\$2,079,772	\$16,050	\$2,095,822													\$2,095,822	\$1,449,104	
<b>SUBTOTAL PROJECT COST</b>	\$55,603,309	\$55,018,128	\$585,181	\$18,457,131	\$5,850,000	\$12,951,000	\$14,067,193	\$1,394,842	\$1,839,826	\$1,043,317							\$55,603,309	\$30,998,599	\$15,455,388
<b>DEVELOPER COSTS</b>																			
Developer Overhead/Profit	\$2,250,000	\$2,222,542	\$27,458.40	\$2,014,573					\$235,427								\$2,250,000	\$1,905,807	\$316,735
Consultant/Processing Agent	\$250,000	\$246,949	\$3,050.93	\$250,000													\$250,000	\$246,949	
Project Administration																			
Broker Fees Paid to a Related Party																			
Const. Oversight by Developer																			
Other: (Specify)																			
<b>Total Developer Costs</b>	\$2,500,000	\$2,469,491	\$30,509	\$2,264,573					\$235,427								\$2,500,000	\$2,152,756	\$316,735
<b>TOTAL PROJECT COST</b>	\$58,103,309	\$57,487,619	\$615,690	\$20,721,704	\$5,850,000	\$12,951,000	\$14,067,193	\$1,394,842	\$2,075,253	\$1,043,317							\$58,103,309	\$33,151,355	\$15,772,123
<b>Note: Syndication Costs may not be included as a project cost.</b>																	<b>Bridge Loan Expense During Construction:</b>		
Calculate Maximum Developer Fee using the eligible basis subtotals.																	<b>Total Eligible Basis:</b>		
<b>DOUBLE CHECK AGAINST PERMANENT FINANCING TOTALS:</b>					20,721,704	5,850,000	12,951,000	14,067,193	1,394,842	2,075,253	1,043,317							\$33,151,355	\$15,772,123

<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 the TCAC website for additional information and guidance. Land value must be included in Total Project Cost and Sources and Uses Budget (includes 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

	30% PVC for New Construction/ Rehabilitation	30% PVC for Acquisition
<b>Total Eligible Basis:</b>	\$33,151,355	\$15,772,123
<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>		
<b>Total Basis Reduction:</b>		
<b>Total Requested Unadjusted Eligible Basis:</b>	\$33,151,355	\$15,772,123
High Cost Area Adjustment :	100%	100%
<b>Total Adjusted Eligible Basis:</b>	\$33,151,355	\$15,772,123
Applicable Fraction:	100%	100%
<b>Qualified Basis:</b>	\$33,151,355	\$15,772,123
<b>Total Qualified Basis:</b>	\$48,923,478	

#### B. Determination of Federal Credit

	New Construction /Rehabilitation	Acquisition
<b>Qualified Basis:</b>	\$33,151,355	\$15,772,123
<b>*Applicable Percentage:</b>	3.36%	3.36%
<b>Subtotal Annual Federal Credit:</b>	\$1,113,886	\$529,943
<b>Total Combined Annual Federal Credit:</b>	\$1,643,829	

\*Applicants are required to use this percentage in calculating credit at the application stage.

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

Total Project Cost	\$58,103,309
Permanent Financing	\$37,381,605
Funding Gap	\$20,721,704
Federal Tax Credit Factor	\$1.07209

The federal tax credit factor must be between \$0.90 and \$1.10.  
**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 \$0.90 you must contact TCAC staff to discuss prior to submitting your application.**

Total Credits Necessary for Feasibility	\$19,328,296
Annual Federal Credit Necessary for Feasibility	\$1,932,830
Maximum Annual Federal Credits	\$1,643,829
Equity Raised From Federal Credit	\$17,623,351
Remaining Funding Gap	\$3,098,353

**D. Determination of State Credit**

	NC/Rehab	Acquisition
Qualified Basis <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>	\$33,151,355	\$15,772,123
Factor Amount <small>(.13 federally-subsidized)</small>	13%	
Maximum Total State Credit	\$4,309,676	\$0

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

State Tax Credit Factor	\$0.71893
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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	\$4,309,676
Maximum State Credit	\$4,309,676
Equity Raised From State Credit	\$3,098,353
Remaining Funding Gap	\$0

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

### A. General Partner & Management Company Experience

Maximum 9 Points

#### A(1) General Partner Experience

6 Points

Select from the following:

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

**General Partner Name:**

Eden Cambrian, LLC, c/o Eden Housing, Inc

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. This certification must list the specific projects for which the points are being requested. The CPA certification may be in the form of an agreed upon procedure report that includes funded reserves as of the report date, which shall be within 60 days of the application deadline. 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.

**Total Points for General Partner Experience:** 6

#### A(2) Management Company Experience

3 Points

Select from the following:

11 or more projects managed over 3 years (3 Points)

**Management Company Name:**

Eden Housing Management, Inc

**Total Points for Management Company Experience:** 3

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 LIHTC projects in California should refer to Regulation Section 10325(c)(2) and Checklist Items Tabs 21 and 22 for additional requirements.

**Total Points for General Partner & Management Company Experience:** 9

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**B. Housing Needs****Maximum 10 Points**Select one: **N/A****10 Points**

<b>Total Points for Housing Needs:</b>	<b>0</b>
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**C. Site & Service Amenities****Maximum 25 Points****C(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, rain 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. | <b>7 Points</b> |
| (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.   | <b>6 Points</b> |
| (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.  | <b>5 Points</b> |
| (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.)  | <b>4 Points</b> |
| (v) The project site is located within 1/3 mile of a regular public bus stop or rapid transit system stop.  | <b>3 Points</b> |

Select one: **(i)**

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>7</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: **N/A**

<b>Total Points for Public Library Amenity:</b>	<b>0</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: **(iii)**

<b>Total Points for Full-Scale Grocery Store/Supermarket or Convenience Market Amenity:</b>	<b>3</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**

**Total Points for Public Elementary, Middle, or High School Amenity: 0**

**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: **N/A**

**Total Points for Daily Operated Senior Center Amenity: 0**

**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**

**Total Points for Population Specific Service Oriented Facility Amenity: 0**

**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)**

**Total Points for Medical Clinic or Hospital Amenity: 3**

**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: (ii)

<b>Total Points for Pharmacy:</b>	<b>1</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>	<b>0</b>
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<b>Total Points for Site Amenities:</b>	<b>17</b>
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**Site Amenity Contact List:**

Amenity Name: Bus Lines 27, 61, 62, 49: Good S  
 Address: 2425 Samaritan Drive  
 City, Zip: San Jose, CA 95124  
 Contact Person: Greta Helm – Chief External Affa  
 Phone: (408) 321-5742 Ext.:  
 Amenity Type: Transit Station/Transit Stop  
 Website: http://www.vta.org/  
 Distance in miles: 0.1

Amenity Name: Carolyn Norris Park  
 Address: 2133 Samaritan Dr.  
 City, Zip: San Jose, CA 95124  
 Contact Person: Matt Cano, Deputy Director, Admi  
 Phone: (408) 535-3580 Ext.:  
 Amenity Type: Public Park  
 Website: http://sanjoseca.gov/Facilities/Fac  
 Distance in miles: 0.25

Amenity Name: Good Samaritan Hospital  
 Address: 2425 Samaritan Dr  
 City, Zip: San Jose, CA 95124  
 Contact Person: Paul Beaupré MD, CEO  
 Phone: (408) 559-2011 Ext.:  
 Amenity Type: Medical Clinic/Hospital  
 Website: http://goodsamsan jose.com/  
 Distance in miles: 0.1

Amenity Name: Samaritan Medical Center Pharm  
 Address: 2505 Samaritan Drive  
 City, Zip: San Jose, CA 95124  
 Contact Person: Michael Lam  
 Phone: (408) 356-7111 Ext.:  
 Amenity Type: Pharmacy  
 Website:   
 Distance in miles: 0.35

Amenity Name: Safeway  
 Address: 15549 Union Ave  
 City, Zip: Los Gatos, CA 95032  
 Contact Person: Steve E. Berndt, VP - Real Estate  
 Phone: (408) 559-5750 Ext.:  
 Amenity Type: Grocery/Farmers' Market  
 Website: http://local.safeway.com/ca/los-ga  
 Distance in miles: 1

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

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

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

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

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

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**C(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 (1 1/2 miles for Rural set-aside projects) 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>Yes</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.).<br><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> |

<u>N/A</u>	<b>Other Services Specialist</b> as listed above, except: <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 of 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 of 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 of instruction each year (18 hours for small developments).</b>	<b>3 points</b>
<u>N/A</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>

<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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**D. Sustainable Building Methods**

**Maximum 10 Points**

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

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

**N/A** (i) Develop the project in accordance with the minimum requirements with any one of the following programs: **0 Points**

**N/A**

(ii) Energy efficiency as indicated in Reg. Section 10325(c)(6)(B) beyond the requirements in 2008 Title 24, Part 6 of the California Building Code (2008 Title 24):

**N/A** Low Rise (1-3 habitable stories)

**N/A**

**0 Points**

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

**N/A**

**0 Points**

**N/A** (iii) Develop the project beyond the minimum requirements of the program chosen in section (i) above:

LEED

**N/A**

**0 Points**

GreenPoint Rated Multifamily Guidelines

**N/A**

**0 Points**

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

**N/A** (iv) Develop the project in accordance with the minimum requirements with any one of the following programs: **0 Points**

**N/A**

**Yes** (v) Rehabilitate to improve energy efficiency; points awarded based on percentage decrease in estimated Time Dependent Valuation energy use post-Improvement over current:

**25%**

**7 Points**

**N/A** (vi) Develop the project beyond the minimum requirements of the program chosen in section (i) above:

LEED

**N/A**

GreenPoint Rated Existing Home Multifamily Program

**N/A**

**0 Points**

**0 Points**

2011 Enterprise Green Communities

**N/A**

**0 Points**

**Yes** (vii) Additional rehabilitation project measures (chose one or more of the following three categories):

(A) PHOTOVOLTAIC / SOLAR

**N/A**

**0 Points**

**Yes** (B) SUSTAINABLE BUILDING MANAGEMENT PRACTICES, INCLUDING THE FOLLOWING: **3 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. In addition, certain point categories require completion of the TCAC Sustainable Building Method Workbook and accompanying documentation by a qualified energy analyst at application and placed-in-service stages. Refer to Reg. Section 10325(c)(6), Checklist Item Tab 25, and the TCAC website for requirements related to the TCAC Sustainable Building Method Workbook. Refer to Reg. Section 10325(c)(6)(H) 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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**E. Lowest Income**

**Maximum 52 Points**

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

<b>Consolidate your units before entering your information into the table Do not enter any non-qualifying units into the table</b>				
<b>Number of Targeted Tax Credit Units</b>	<b>Percent of Area Median Income (AMI) (30%- 55%)</b>	<b>Percentage of Units to Total Units (before rounding down)</b>	<b>Percent of Income Targeted Units to Total Tax Credit Units (exclusive of mgr.'s units)</b>	<b>Points Earned</b>
16	30	10.60	10	15
	35	0.00	0	0
31	40	20.53	20	15
	45	0.00	0	0
61	50	40.40	40	20
	0 -Rural only	0.00	0	0
	0 -Rural only	0.00	0	0
43	60	28.48	25	0
151	<b>Total Points Requested:</b>			<b>50</b>

**\*IF 60% AMI UNITS ARE LESS THAN 10% OF TOTAL UNITS, LEAVE CELL E626 BLANK.**

**E(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	0	0	0.0000
1 BR	144	15	0.1042
SRO	7	1	0.1429
<b>Total:</b>	151	16	-

<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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**F. Readiness to Proceed**

Points are available to applications documenting each of the categories below, up to a maximum of 20 points. Within the application the following must be delivered (see Checklist Items for additional information):

**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 clearances (CEQA, NEPA, applicable tribal land environmental reviews) necessary to begin construction are either finally approved or unnecessary **5 points**
- Yes** (iii) All necessary public/tribal approvals except building permits **5 points**
- Yes** (iv) Design review approval **5 points**

20 points will be available to projects that document all of the above and are able to begin construction within 180 days of the Credit Reservation, as evidenced by submission of the following within 180 days of the Credit Reservation: updated application form and explanation of changes, executed construction contract, breakdown of lender-approved construction costs, recorded deeds of trust for all construction financing, binding commitments for permanent financing and any other required 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 Credit 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 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).

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.





## VI. POINTS SYSTEM - SECTION 2: POINTS SYSTEM SUMMARY

**All Projects: Total Possible Points: 126, Minimum Points Required: 112**  
 (Do Not Submit An Application If You Do Not Have The Minimum Points Required)

	APPLICANT POINTS	MAXIMUM POINTS	TOTAL POINTS
<b>A. General Partner &amp; Management Company Experience</b>	9	9	9
<i>A(1) General Partner Experience</i>	6	6	
<i>A(2) Management Company Experience</i>	3	3	
<b>B. Housing Needs</b>	0	10	0
<b>C. Site &amp; Service Amenities</b>	29	25	25
<i>C(1) Site Amenities</i>	17	15	
<i>C(2) Service Amenities</i>	12	10	
<b>D. Sustainable Building Methods</b>	10	10	10
<b>E. Lowest Income &amp; 10% of Units Restricted @ 30% AMI</b>	52	52	52
<i>E(1) Lowest Income</i>	50	50	
<i>E(2) 10% of Units Restricted @ 30% AMI</i>	2	2	
<b>F. Readiness to Proceed</b>	20	20	20
<b>*Negative Points (if any, please enter amount:)</b>		NO MAX	0
<b>Total Points:</b>			<b>116</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.

**VII. TIE BREAKER SYSTEM - FINAL TIE BREAKER SELF-SCORE**

This section is included in the application for self-scoring. Be aware that TCAC will use self scores to determine which projects undergo further review in the competition, including the verification of self scores, for possible reservation of tax credits. TCAC will not verify or evaluate every project's self score. Project's that self score too low to successfully compete for a reservation of tax credits will not undergo any further review by TCAC.

Provide evidence of committed permanent public funds in Tab 20 and evidence of public subsidies, if any, in Tab 17.

Projects with commercial/non-residential costs will have committed public funds discounted by the percentage of the project proposed to be commercial or non-residential.

Evidence of land value is required (see Tab 1). The value of the land per TCAC Regulations must be included in "Total residential project development costs" below as evidenced in Tab 1 of the application. Donated land value must be included in Total Project Cost and the Sources and Uses Budget.

**Final Tie Breaker Formula:**

$$\frac{\text{Committed permanent public funds defraying residential costs}}{\text{Total residential project development costs}} + \left( \left( 1 - \frac{\text{Requested unadjusted eligible basis}}{\text{Total residential project development costs}} \right) / 3 \right)$$

**Self-Scoring Calculation:**

$$\frac{\$9,998,109}{\$57,487,619} + \left( \left( 1 - \frac{\$48,923,478}{\$57,487,619} \right) / 3 \right) = 22.358\%$$

**\*\* List individual committed public funding sources, including donations:**

Tranche B, if applicable (calculate below)	\$8,094,872
Less: Commercial adjustment	-\$85,777
Plus: Rental Subsidy Boost	\$1,989,014
<b>TOTAL</b>	<b>\$9,998,109</b>

**\*\* The first numerator may include the following permanent funding sources that are not eligible for public funds points under Reg. Section 10325(c)(1)(C): (1) funding contributed by a charitable foundation where a public body appoints a majority of the voting members; and (2) land and improvements contributed by a 501(c) organization as long as the asset was held by the organization for at least 10 years per TCAC Reg. Section 10325(c)(10).**

\* For mixed-use projects, the permanent public fund numerator must be discounted/reduced by the mixed-use ratio below.

**Mixed-use projects:** Total commercial cost / Total project cost: 1.06%

**THE PRORATED COMMERCIAL COST DEDUCTION TO PUBLIC FUNDS MUST BE CALCULATED FIRST, BEFORE APPLYING ANY SUBSIDY ADJUSTMENT/INCREASE (REGULATION SECTION 10325(c)(10)(A)) TO THE NUMERATOR. TCAC staff may adjust this ratio as deemed appropriate.**

Sample formula (commercial costs) for numerator *Committed permanent public funds defraying residential costs* = (F38)\*(1-I45)

\* For projects with public operating or rental subsidies listed in Reg. Section 10325(c)(10)(A), calculate the percentage increase below and increase the permanent public funds numerator by the adjustment percentage.

**Operating and rental subsidies:** % of subsidized units: 99.34% 24.83%

The number of rental subsidy units and the number of operating subsidy units are cumulative, up to 100%. Subsidy adjustment/increase to permanent public funds numerator (This adjustment is calculated in the numerator after any commercial cost adjustment).

Sample formula (subsidies) for numerator *Committed permanent public funds defraying residential costs* = F38\*(1+H53)

Sample formula (subsidies and commercial costs) for numerator *Committed permanent public funds defraying residential costs* = (F38\*(1-I45))\*(1+H53)

**Tranche B calculation**

For purposes of the public funds points section and the final tie breaker, a Tranche B loan is the lesser of the actual commitment amount or the following. Please note, an application must include a private Tranche B loan supported by a public subsidy to utilize this calculation.

Rental Income Differential:		Rent Limit:		
		40% AMI	Public Subsidy	Calculated Annual
		(SRO/SpN)	Contract Rent	Rent
Unit Type	# of Units	OR 50% AMI (ALL OTHER)		
SRO	6	\$714	\$1,355	\$46,152
1-bedroom	5	\$765	\$1,502	\$44,220
SRO	0	\$892	\$1,355	\$0
1-bedroom	134	\$956	\$1,502	\$877,968
1-bedroom	5	\$956	\$1,355	\$23,940
SRO				\$0
<b>TOTAL</b>				<b>\$992,280</b>

Rental Income Differential	\$992,280
Less Vacancy	5.0%
Net Rental Income	\$942,666
Available for debt service	
@ 1.15 DSC ratio:	\$819,710

Loan term (years) 15  
Interest rate (annual) 6.0%  
DSC ratio 1.15

Loan amount per TCAC  
underwriting standards: \$8,094,872

Actual Tranche B  
loan amount: \$12,951,000

Comments or additional information as necessary:

Note: 11 units are targeted to disabled households and are using 40% AMI for SPN in the calculation above.

**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	\$1,670,256	\$1,712,012	\$1,754,813	\$1,798,683	\$1,843,650	\$1,889,741	\$1,936,985	\$1,985,410	\$2,035,045	\$2,085,921	\$2,138,069	\$2,191,521	\$2,246,309	\$2,302,466	\$2,360,028
Less Vacancy	5.00%	-83,513	-85,601	-87,741	-89,934	-92,183	-94,487	-96,849	-99,270	-101,752	-104,296	-106,903	-109,576	-112,315	-115,123	-118,001
Rental Subsidy	1.025	1,020,360	1,045,869	1,072,016	1,098,816	1,126,287	1,154,444	1,183,305	1,212,887	1,243,210	1,274,290	1,306,147	1,338,801	1,372,271	1,406,578	1,441,742
Less Vacancy	5.00%	-51,018	-52,293	-53,601	-54,941	-56,314	-57,722	-59,165	-60,644	-62,160	-63,714	-65,307	-66,940	-68,614	-70,329	-72,087
Miscellaneous Income	1.025	208,391	213,601	218,941	224,414	230,025	235,775	241,670	247,711	253,904	260,252	266,758	273,427	280,263	287,269	294,451
Less Vacancy	5.00%	-10,420	-10,680	-10,947	-11,221	-11,501	-11,789	-12,083	-12,386	-12,695	-13,013	-13,338	-13,671	-14,013	-14,363	-14,723
<b>Total Revenue</b>		<b>\$2,754,057</b>	<b>\$2,822,908</b>	<b>\$2,893,481</b>	<b>\$2,965,818</b>	<b>\$3,039,963</b>	<b>\$3,115,962</b>	<b>\$3,193,861</b>	<b>\$3,273,708</b>	<b>\$3,355,551</b>	<b>\$3,439,439</b>	<b>\$3,525,425</b>	<b>\$3,613,561</b>	<b>\$3,703,900</b>	<b>\$3,796,498</b>	<b>\$3,891,410</b>
<b>EXPENSES</b>																
Operating Expenses:	1.035															
Administrative		\$106,495	\$110,222	\$114,080	\$118,073	\$122,205	\$126,483	\$130,910	\$135,491	\$140,234	\$145,142	\$150,222	\$155,479	\$160,921	\$166,554	\$172,383
Management		119,549	123,733	128,064	132,546	137,185	141,987	146,956	152,100	157,423	162,933	168,636	174,538	180,647	186,969	193,513
Utilities		171,860	177,875	184,101	190,544	197,213	204,116	211,260	218,654	226,307	234,228	242,426	250,910	259,692	268,781	278,189
Payroll & Payroll Taxes		232,869	241,019	249,455	258,186	267,223	276,575	286,255	296,274	306,644	317,377	328,485	339,982	351,881	364,197	376,944
Insurance		29,051	30,068	31,120	32,209	33,337	34,503	35,711	36,961	38,255	39,594	40,979	42,414	43,898	45,434	47,025
Maintenance		185,525	192,018	198,739	205,695	212,894	220,346	228,058	236,040	244,301	252,852	261,701	270,861	280,341	290,153	300,308
Other Operating Expenses		303,427	314,047	325,039	336,415	348,189	360,376	372,989	386,044	399,555	413,540	428,014	442,994	458,499	474,546	491,156
<b>Total Operating Expenses</b>		<b>\$1,148,776</b>	<b>\$1,188,983</b>	<b>\$1,230,598</b>	<b>\$1,273,668</b>	<b>\$1,318,247</b>	<b>\$1,364,386</b>	<b>\$1,412,139</b>	<b>\$1,461,564</b>	<b>\$1,512,719</b>	<b>\$1,565,664</b>	<b>\$1,620,462</b>	<b>\$1,677,178</b>	<b>\$1,735,879</b>	<b>\$1,796,635</b>	<b>\$1,859,517</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	74,493	77,100	79,799	82,592	85,482	88,474	91,571	94,776	98,093	101,526	105,080	108,758	112,564	116,504	120,581
Replacement Reserve		78,030	78,030	78,030	78,030	78,030	78,030	78,030	78,030	78,030	78,030	78,030	78,030	78,030	78,030	78,030
Real Estate Taxes	1.020	46,110	47,032	47,973	48,932	49,911	50,909	51,927	52,966	54,025	55,106	56,208	57,332	58,479	59,648	60,841
<b>Total Expenses</b>		<b>\$1,347,409</b>	<b>\$1,391,146</b>	<b>\$1,436,399</b>	<b>\$1,483,223</b>	<b>\$1,531,670</b>	<b>\$1,581,799</b>	<b>\$1,633,667</b>	<b>\$1,687,336</b>	<b>\$1,742,867</b>	<b>\$1,800,326</b>	<b>\$1,859,780</b>	<b>\$1,921,298</b>	<b>\$1,984,952</b>	<b>\$2,050,817</b>	<b>\$2,118,970</b>
<b>Cash Flow Prior to Debt Service</b>		<b>\$1,406,648</b>	<b>\$1,431,762</b>	<b>\$1,457,082</b>	<b>\$1,482,595</b>	<b>\$1,508,293</b>	<b>\$1,534,163</b>	<b>\$1,560,194</b>	<b>\$1,586,372</b>	<b>\$1,612,684</b>	<b>\$1,639,114</b>	<b>\$1,665,646</b>	<b>\$1,692,263</b>	<b>\$1,718,948</b>	<b>\$1,745,680</b>	<b>\$1,772,440</b>
<b>MUST PAY DEBT SERVICE</b>																
Union Bank, N.A./TE Perm Loan - A Tranche		380,442	380,442	380,442	380,442	380,442	380,442	380,442	380,442	380,442	380,442	380,442	380,442	380,442	380,442	380,442
Union Bank, N.A./TE Perm Loan - B Tranche		842,239	842,239	842,239	842,239	842,239	842,239	842,239	842,239	842,239	842,239	842,239	842,239	842,239	842,239	842,239
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Debt Service</b>		<b>\$1,222,681</b>	<b>\$1,222,681</b>	<b>\$1,222,681</b>	<b>\$1,222,681</b>	<b>\$1,222,681</b>	<b>\$1,222,681</b>	<b>\$1,222,681</b>	<b>\$1,222,681</b>	<b>\$1,222,681</b>	<b>\$1,222,681</b>	<b>\$1,222,681</b>	<b>\$1,222,681</b>	<b>\$1,222,681</b>	<b>\$1,222,681</b>	<b>\$1,222,681</b>
<b>Cash Flow After Debt Service</b>		<b>\$183,967</b>	<b>\$209,081</b>	<b>\$234,401</b>	<b>\$259,914</b>	<b>\$285,612</b>	<b>\$311,482</b>	<b>\$337,513</b>	<b>\$363,691</b>	<b>\$390,003</b>	<b>\$416,432</b>	<b>\$442,965</b>	<b>\$469,582</b>	<b>\$496,267</b>	<b>\$522,999</b>	<b>\$549,759</b>
Percent of Gross Revenue		6.35%	7.04%	7.70%	8.33%	8.93%	9.50%	10.04%	10.55%	11.04%	11.50%	11.94%	12.35%	12.73%	13.09%	13.42%
25% Debt Service Test		15.05%	17.10%	19.17%	21.26%	23.36%	25.48%	27.60%	29.75%	31.90%	34.06%	36.23%	38.41%	40.59%	42.77%	44.96%
Debt Coverage Ratio		1.150	1.171	1.192	1.213	1.234	1.255	1.276	1.297	1.319	1.341	1.362	1.384	1.406	1.428	1.450
<b>OTHER FEES**</b>																
GP Partnership Management Fee		\$25,000	\$25,750	\$26,523	\$27,318	\$28,138	\$28,982	\$29,851	\$30,747	\$31,669	\$32,619	\$33,598	\$34,606	\$35,644	\$36,713	\$37,815
LP Asset Management Fee		5,000	\$5,150	\$5,305	\$5,464	\$5,628	\$5,796	\$5,970	\$6,149	\$6,334	\$6,524	\$6,720	\$6,921	\$7,129	\$7,343	\$7,563
Incentive Management Fee																
<b>Total Other Fees</b>		<b>30,000</b>	<b>30,900</b>	<b>31,827</b>	<b>32,782</b>	<b>33,765</b>	<b>34,778</b>	<b>35,822</b>	<b>36,896</b>	<b>38,003</b>	<b>39,143</b>	<b>40,317</b>	<b>41,527</b>	<b>42,773</b>	<b>44,056</b>	<b>45,378</b>
<b>Remaining Cash Flow</b>		<b>\$153,967</b>	<b>\$178,181</b>	<b>\$202,574</b>	<b>\$227,132</b>	<b>\$251,847</b>	<b>\$276,704</b>	<b>\$301,691</b>	<b>\$326,795</b>	<b>\$352,000</b>	<b>\$377,289</b>	<b>\$402,647</b>	<b>\$428,055</b>	<b>\$453,494</b>	<b>\$478,943</b>	<b>\$504,381</b>
Deferred Developer Fee**																
Residual or Soft Debt Payments**																
<b>Seller Carryback Loan</b>		<b>\$153,967</b>	<b>\$178,181</b>	<b>\$202,574</b>	<b>\$227,132</b>	<b>\$251,847</b>	<b>\$276,704</b>	<b>\$301,691</b>	<b>\$326,795</b>	<b>\$352,000</b>	<b>\$377,289</b>	<b>\$402,647</b>	<b>\$428,055</b>	<b>\$453,494</b>	<b>\$478,943</b>	<b>\$504,381</b>

\*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.**