



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: Sharmon Palms Lane Associates, L.P.

PROJECT NAME: Sharmon Palms Lane

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:

\$630,853 annual Federal Credits, and

\$1,262,494 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 in support of the basic thresholds or point selection categories shall be accepted from the sponsor beyond the

application filing deadline, unless the Executive Director, at his or her sole discretion, determines that the deficiency is a clear reproduction or application assembly error, or an obviously transposed number. In such cases, applicants shall be given up to five (5) business days from the date of receipt of staff notification, to submit said documents to complete the application. For threshold omissions other than reproduction or assembly errors, the Executive Director may request additional clarifying information from other government entities.

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

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

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

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

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

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

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

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

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

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

I 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
_____, California.

By _____
(Original Signature)

(Typed or printed name)

(Title)

ACKNOWLEDGMENT

STATE OF _____)

COUNTY OF _____)

On _____ before me, _____,
personally appeared _____

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

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

WITNESS my hand and official seal.

Signature _____ (Seal)

Local Jurisdiction: City of Campbell
City Manager: Mark Linder *
Title: City Manager
Mailing Address: 70 North First St.
City: Campbell
Zip Code: 95008
Phone Number: (408) 866-2125 Ext. _____
FAX Number: (408) 379-2572
E-mail: cmoffice@cityofcampbell.com

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

II. APPLICATION - SECTION 3: APPLICANT INFORMATION

A. Identify Applicant

Applicant is the current owner and will retain ownership:	Yes
Applicant will be or is a general partner in the to be formed or formed final ownership entity:	N/A
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:	Sharmon Palms Lane Associates, L.P.		
Street Address:	303 Vintage Park Drive, Suite 250		
City:	Foster City	State: CA	Zip Code: 94404
Contact Person:	Matthew O. Franklin		
Phone:	650-356-2900	Ext.:	Fax: 650-357-9766
Email:	mfranklin@midpen-housing.org		

C. Legal Status of Applicant:

Limited Partnership	Parent Company:
If Other, Specify:	

D. General Partner(s) Information

D(1) General Partner Name: Sharmon Palms Lane LLC

Street Address:	303 Vintage Park Drive, Suite 250		
City:	Foster City	State: CA	Zip Code: 94404
Contact Person:	Matthew O. Franklin		
Phone:	650-356-2900	Ext.:	Fax: 650-357-9766
Email:	mfranklin@midpen-housing.org		
Nonprofit/For Profit:	Nonprofit	Parent Company:	

D(2) General Partner Name: N/A

Street Address:			
City:		State:	Zip Code:
Contact Person:			
Phone:		Ext.:	Fax:
Email:			
Nonprofit/For Profit:	Nonprofit	Parent Company:	

D(3) General Partner Name: N/A

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:	MidPen Housing Corporation		
Street Address:	303 Vintage Park Drive, Suite 250		
City:	Foster City	State: CA	Zip Code: 94404
Contact Person:	Lillian Lew-Hailer		
Phone:	650-356-2900	Ext.: 2958	Fax: 650-357-9766
Email:	llewhailer@midpen-housing.org		
Participatory Role:	Developer's Director of Housing Development		

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

II. APPLICATION - SECTION 4: DEVELOPMENT TEAM INFORMATION

A. Indicate and List All Development Team Members

<p>Developer: <u>MidPen Housing Corporation</u> Address: <u>303 Vintage Park Drive, Suite 250</u> City, State, Zip: <u>Foster City, CA 94404</u> Contact Person: <u>Lillian Lew-Hailer</u> Phone: <u>650-356-2900</u> Ext.: <u>2958</u> Fax: <u>650-357-9766</u> Email: <u>llewhailer@midpen-housing.org</u></p>	<p>Architect: <u>Dahlin Group Architecture & Plann</u> Address: <u>5865 Owens Drive</u> City, State, Zip: <u>Pleasanton, CA 94588</u> Contact Person: <u>Chris Apostolopoulos</u> Phone: <u>925-251-7229</u> Ext.: <u></u> Fax: <u>925-251-7201</u> Email: <u>chris.apostolopoulos@dahlingroup</u></p>
<p>Attorney: <u>Gubb & Barshay, LLP</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>415-781-6600</u> Ext.: <u></u> Fax: <u>415-781-6967</u> Email: <u>ngubb@gubbandbarshay.com</u></p>	<p>General Contractor: <u>To be determined</u> Address: <u></u> City, State, Zip: <u></u> Contact Person: <u></u> Phone: <u></u> Ext.: <u></u> Fax: <u></u> Email: <u></u></p>
<p>Tax Professional: <u>Gubb & Barshay LLP</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>415-781-6600</u> Ext.: <u></u> Fax: <u>415-781-6967</u> Email: <u>ngubb@gubbandbarshay.com</u></p>	<p>Energy Consultant: <u>Bright Green Strategies, Inc.</u> Address: <u>150 Felker Street, #H</u> City, State, Zip: <u>Santa Cruz, CA 95060</u> Contact Person: <u>Sharon Block</u> Phone: <u>831-454-9956</u> Ext.: <u></u> Fax: <u></u> Email: <u>sharon@brightgreenstrategies.com</u></p>
<p>CPA: <u>Lindquist Von Husen & Joyce LLP</u> Address: <u>90 New Montgomery, 11th Floor</u> City, State, Zip: <u>San Francisco, CA 94105</u> Contact Person: <u>Charlotte Tay</u> Phone: <u>415-957-9999</u> Ext.: <u></u> Fax: <u>415-957-1629</u> Email: <u>ctay@lvhj.com</u></p>	<p>Investor: <u>To be determined</u> Address: <u></u> City, State, Zip: <u></u> Contact Person: <u></u> Phone: <u></u> Ext.: <u></u> Fax: <u></u> Email: <u></u></p>
<p>Consultant <u>Community Economics, Inc.</u> Address: <u>538 9th Street, Suite 200</u> City, State, Zip: <u>Oakland, CA 94607</u> Contact Person: <u>Joel Rubenzahl</u> Phone: <u>510-832-8300</u> Ext.: <u></u> Fax: <u>510-832-2227</u> Email: <u>joel@communityeconomics.org</u></p>	<p>Market Analyst: <u>The Concord Group</u> Address: <u>251 Kearny Street, Sixth Floor</u> City, State, Zip: <u>San Francisco, CA 94108</u> Contact Person: <u>Tim Cornwell</u> Phone: <u>(415) 397-5490</u> Ext.: <u></u> Fax: <u>(415) 397-5496</u> Email: <u>tmc@theconcordgroup.com</u></p>
<p>Appraiser: <u>James G. Palmer Appraisals Inc.</u> Address: <u>1285 W. Shaw 108</u> City, State, Zip: <u>Fresno, California 93711</u> Contact Person: <u>Gregg Palmer</u> Phone: <u>559-226-5020</u> Ext.: <u></u> Fax: <u>559-226-5063</u> Email: <u>gregg@jgpinc.com</u></p>	<p>CNA Consultant: <u>Integrated Property Analysis, Inc.</u> Address: <u>2061 Business Center Dr, Suite 10</u> City, State, Zip: <u>Irvine, CA 92612</u> Contact Person: <u>Mike Atallah</u> Phone: <u>949-756-8282</u> Ext.: <u></u> Fax: <u>949-756-8280</u> Email: <u>callipa@aol.com</u></p>
<p>Bond Issuer: <u>California Municipal Finance Authc</u> Address: <u>2111 Palomar Airport Road, Suite</u> City, State, Zip: <u>Carlsbad, CA 92011</u> Contact Person: <u>John Stoecker</u> Phone: <u>760-930-1221</u> Ext.: <u></u> Fax: <u>760-683-3390</u> Email: <u>jstoecker@cmfa-ca.com</u></p>	<p>Prop. Mgmt. Co.: <u>MidPen Property Management Cor</u> Address: <u>303 Vintage Park Drive, Suite 250</u> City, State, Zip: <u>Foster City, CA 94404</u> Contact Person: <u>Debra Sobeck</u> Phone: <u>650-356-2992</u> Ext.: <u></u> Fax: <u>650-357-9766</u> Email: <u>dsobeck@midpen-housing.org</u></p>

2nd Prop. Mgmt. Co.: [Redacted]
Address: [Redacted]
City, State, Zip: [Redacted]
Contact Person: [Redacted]
Phone: [Redacted] Ext.: [Redacted]
Fax: [Redacted]
Email: [Redacted]

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>No</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>53</u>	No. of Existing Buildings	<u>16</u>
No. of Occupied Buildings	<u>15</u>	No. of Existing Units	<u>60</u>
No. of Stories	<u>1-2 stories</u>		
Current Use:	<u>Multifamily residential rental property, includes 15 residential fourplex buildings and 1 management office</u>		

C. Purchase Information

Name of Seller:	<u>Mid-Peninsula Sharmon Palms Corpo</u>	Signatory of Seller:	<u>Jan M. Lindenthal</u>
Date of Purchase Contract or Option:	<u>2/26/2014</u>	Purchased from Affiliate:	<u>Yes</u>
Expiration Date of Option:	<u>N/A</u>	If yes, broker fee amount to affiliate?	<u>N/A</u>
Purchase Price:	<u>\$10,800,000</u>	Special Assessment(s):	<u>N/A</u>
Phone:	<u>650-356-2900</u>	Ext.:	
Holding Costs per Month:	<u>N/A</u>	Historical Property/Site:	<u>No</u>
Real Estate Tax Rate:	<u>1.15%</u>	Total Projected Holding Costs:	<u>N/A</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>N/A</u>	if yes, enter number of stories:	
Two or More Story Without an Elevator:	<u>Yes</u>	if yes, enter number of stories:	<u>2</u>
One or More Levels of Subterranean Parking:	<u>N/A</u>		
Other:	<u>(specify here)</u>		

E. Land

124 x 1080 Feet or 3.01 Acres 133,920 Square Feet
 If irregular, specify measurements in feet, acres, and square feet:
Above is an estimate for Sharmon Palms & The Palms combined.

F. Building Information

Total Number of Buildings: **16** Residential Buildings: **15**
 Community Buildings: **1** Commercial/ Retail Space: **N/A**

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

[Redacted]

Are Buildings on a Contiguous Site? **No**

If not Contiguous, do buildings meet the requirements of IRC Sec. 42(g)(7)? **Yes**

Do any buildings have 4 or fewer units? **Yes**

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))? **No**

G. Project Unit Number and Square Footage

Total number of units:	60
Total number of non-tax credit units (excluding managers' units) (i.e. market rate units):	
Total number of units (excluding managers' units):	59
Total number of low-income units:	59
Ratio of low-income units to total units (excluding managers' units):	100%
Total square footage of all residential units (excluding managers' units):	46,616
Total square footage of low-income units:	46,616
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:	
Total commercial/ retail space square footage:	
Total common space square footage (including managers' units):	3,039
Total parking structure square footage (excludes car-ports and "tuck under" parking):	
**Total Square Footage of All Project Structures (excluding commercial/retail):	49,655

*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"

Total Project Cost per Unit	\$386,663
Total Residential Project Cost per Unit	\$386,663
Total Eligible Basis per Unit	\$314,014

H. Tenant Population Data

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

Indicate the number of units anticipated for the following populations:

Homeless/formerly homeless	N/A
Transitional housing	N/A
Persons with physical, mental, development disabilities	N/A
Persons with HIV/AIDS	N/A
Transition age youth	N/A
Farmworker	N/A
Other:	N/A
Units w/ tenants of multiple disability type or subsidy layers, etc., briefly explain:	
[Redacted]	
[Redacted]	
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		
NEPA	N/A		
Toxic Report	N/A		
Soils Report	N/A		
Coastal Commission Approval	N/A		
Article 34 of State Constitution	N/A		
Site Plan	N/A		
Design Review	N/A		
Conditional Use Permit Approved or Required	N/A		
Variance Approved or Required	N/A		

	Project and Site Information	
Current Land Use Designation	R-2 Multiple-Family Residential	
Current Zoning and Maximum Density	20 units per gross acre	
Proposed Zoning and Maximum Density	Rehab of existing 36 and 24 unit properties	
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	2.5 stories; 35 feet height limit	
Required Parking Ratio	1 to 1.5	
Is site in a Redevelopment Area?	No	

B. Development Timetable

		Actual or Scheduled	
		Month	Year
SITE	Environmental Review Completed	N/A	/
	Site Acquired	9	2014
LOCAL PERMITS	Conditional Use Permit	N/A	/
	Variance	N/A	/
	Site Plan Review	N/A	/
	Grading Permit	N/A	/
	Building Permit	9	2014
CONSTRUCTION FINANCING	Loan Application	2	2014
	Enforceable Commitment	3	2014
	Closing and Disbursement	9	2014
PERMANENT FINANCING	Loan Application	2	2014
	Enforceable Commitment	3	2014
	Closing and Disbursement	2	2016
OTHER LOANS AND GRANTS	Type and Source: <u>HCD CHRP-R</u>	N/A	/
	Application	2	2014
	Closing or Award	9	2014
	Type and Source: <u>Santa Clara County CDBG & Rental Reh</u>	N/A	/
	Application	2	2014
	Closing or Award	9	2014
	Type and Source: <u>City of Campbell</u>	N/A	/
	Application	1	2014
	Closing or Award	9	2014
	Type and Source: <u>Seller Take-Back Note</u>	N/A	/
	Application	N/A	/
	Closing or Award	9	2014
	Type and Source: <u>GP Equity</u>	N/A	/
	Application	N/A	/
	Closing or Award	9	2014
Type and Source: <u>MidPen Housing Corporation Loan</u>	N/A	/	
Application	N/A	/	
Closing or Award	9	2014	
10% of Costs Incurred	9	2014	
Construction Start	9	2014	
Construction Completion	10	2015	
Placed In Service	10	2015	
Occupancy of All Low-Income Units	11	2015	

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 Tax Exempt Construction Lo	24	3.750%	\$11,000,000
2) HCD CHRP Assumed Loan	660	3.000%	\$2,315,249
3) City of Campbell	660	3.360%	\$2,150,751
4) Santa Clara County CDBG (2 Loans)	660		\$465,964
5) Santa Clara County Rental Rehab	660		\$1,095,154
6) Santa Clara CDBG	660		\$294,467
7) Santa Clara County CDBG	660		\$537,267
8) Limited Partner Equity			\$1,216,767
9) Seller Take-Back Financing	24	0.300%	\$760,000
10) Income from Operations During Constr.			\$301,580
11)			
12)			
Total Funds For Construction:			\$20,137,199

- | | |
|---|---|
| <p>1) Lender/Source: Union Bank Tax Exempt Construction
 Street Address: 200 Pringle Ave, Suite 355
 City: Walnut Creek, CA 94596
 Contact Name: Ted Holman
 Phone Number 925-947-2491 Ext.:
 Type of Financing: Construction Loan
 Is the Lender/Source Committed? <u>Yes</u></p> | <p>2) Lender/Source: HCD CHRP Assumed Loan
 Street Address: 2020 W. El Camino Avenue, Suite 40
 City: Sacramento, CA 95833
 Contact Name: Steven Marshall
 Phone Number 916-263-6115 Ext.:
 Type of Financing: Construction Loan
 Is the Lender/Source Committed? <u>Yes</u></p> |
| <p>3) Lender/Source: City of Campbell
 Street Address: 70 North First Street
 City: Campbell, CA 95008
 Contact Name: Jesse Takahashi
 Phone Number 408-866-2111 Ext.:
 Type of Financing: Construction Loan
 Is the Lender/Source Committed? <u>Yes</u></p> | <p>4) Lender/Source: Santa Clara County CDBG (2 Loans)
 Street Address: 70 West Hedding St., 7th Floor, East
 City: San Jose, CA 95110
 Contact Name: Rebecca Garcia
 Phone Number 408-299-5750 Ext.:
 Type of Financing: Construction Loan
 Is the Lender/Source Committed? <u>Yes</u></p> |
| <p>5) Lender/Source: Santa Clara County Rental Rehab
 Street Address: 70 West Hedding St., 7th Floor, East
 City: San Jose, CA 95110
 Contact Name: Rebecca Garcia
 Phone Number 408-299-5750 Ext.:
 Type of Financing: Construction Loan
 Is the Lender/Source Committed? <u>Yes</u></p> | <p>6) Lender/Source: Santa Clara CDBG
 Street Address: 70 West Hedding St., 7th Floor, East
 City: San Jose, CA 95110
 Contact Name: Rebecca Garcia
 Phone Number 408-299-5750 Ext.:
 Type of Financing: Construction Loan
 Is the Lender/Source Committed? <u>Yes</u></p> |
| <p>7) Lender/Source: Santa Clara County CDBG
 Street Address: 70 West Hedding St., 7th Floor, East
 City: San Jose, CA 95110
 Contact Name: Rebecca Garcia
 Phone Number 408-299-5750 Ext.:
 Type of Financing: Construction Loan
 Is the Lender/Source Committed? <u>Yes</u></p> | <p>8) Lender/Source: Limited Partner Equity
 Street Address: To be determined
 City:
 Contact Name:
 Phone Number Ext.:
 Type of Financing:
 Is the Lender/Source Committed? <u>No</u></p> |

9) Lender/Source: Seller Take-Back Financing
Street Address: 303 Vintage Park Drive, Suite 250
City: Foster City, CA 94404
Contact Name: Matthew O. Franklin
Phone Number: 650-356-2900 Ext.:
Type of Financing: Construction Loan
Is the Lender/Source Committed? Yes

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

10) Lender/Source: Income from Operations During Const
Street Address: 303 Vintage Park Drive, Suite 250
City: Foster City, CA 94404
Contact Name: Matthew O. Franklin
Phone Number: 650-356-2900 Ext.:
Type of Financing: Income during Operations
Is the Lender/Source Committed? Yes

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 Mortgage Loan	420	5.250%		\$193,279	\$3,093,000
2) HCD CHRP Assumed Loan	660	3.000%	Residual	\$5,794	\$2,315,249
3) City of Campbell	660	3.360%	Residual		\$2,150,751
4) Santa Clara County CDBG (2 Loans)	660		Residual		\$465,964
5) Santa Clara County Rental Rehab	660		Residual		\$1,095,154
6) Santa Clara CDBG	660		Residual		\$294,467
7) Santa Clara County CDBG	660		Residual		\$537,267
8) Deferred Developer Fee					\$336,642
9) MidPen Housing Coalition Loan	660		Residual		\$4,602,586
10) Income from Operations During Constr.					\$301,580
11) Energy Credit Equity					\$130,941
12) GP Capital Contribution					\$811
Total Permanent Financing:					\$15,324,413
Total Tax Credit Equity:					\$7,875,337
Total Sources of Project Funds:					\$23,199,751

- | | |
|---|---|
| <p>1) Lender/Source: Union Bank Mortgage Loan
 Street Address: 200 Pringle Ave, Suite 355
 City: Walnut Creek, CA 94596
 Contact Name: Ted Holman
 Phone Number 925-947-2491 Ext.:
 Type of Financing: Permanent Loan
 Is the Lender/Source Committed? Yes</p> | <p>2) Lender/Source: HCD CHRP Assumed Loan
 Street Address: 2020 W. El Camino Avenue, Suite 40
 City: Sacramento, CA 95833
 Contact Name: Steven Marshall
 Phone Number 916-263-6115 Ext.:
 Type of Financing: Residual receipts loan
 Is the Lender/Source Committed? Yes</p> |
| <p>3) Lender/Source: City of Campbell
 Street Address: 70 North First Street
 City: Campbell, CA 95008
 Contact Name: Jesse Takahashi
 Phone Number 408-866-2111 Ext.:
 Type of Financing: Residual receipts loan
 Is the Lender/Source Committed? Yes</p> | <p>4) Lender/Source: Santa Clara County CDBG (2 Loans)
 Street Address: 70 West Hedding St., 7th Floor, East
 City: San Jose, CA 95110
 Contact Name: Rebecca Garcia
 Phone Number 408-299-5750 Ext.:
 Type of Financing: Residual receipts loan
 Is the Lender/Source Committed? Yes</p> |
| <p>5) Lender/Source: Santa Clara County Rental Rehab
 Street Address: 70 West Hedding St., 7th Floor, East
 City: San Jose, CA 95110
 Contact Name: Rebecca Garcia
 Phone Number 408-299-5750 Ext.:
 Type of Financing: Residual receipts loan
 Is the Lender/Source Committed? Yes</p> | <p>6) Lender/Source: Santa Clara CDBG
 Street Address: 70 West Hedding St., 7th Floor, East
 City: San Jose, CA 95110
 Contact Name: Rebecca Garcia
 Phone Number 408-299-5750 Ext.:
 Type of Financing: Residual receipts loan
 Is the Lender/Source Committed? Yes</p> |
| <p>7) Lender/Source: Santa Clara County CDBG
 Street Address: 70 West Hedding St., 7th Floor, East
 City: San Joes, CA 95110
 Contact Name: Rebecca Garcia
 Phone Number 408-299-5750 Ext.:
 Type of Financing: Residual receipts loan
 Is the Lender/Source Committed? Yes</p> | <p>8) Lender/Source: Deferred Developer Fee
 Street Address: 303 Vintage Park Drive, Suite 250
 City: Foster City, CA 94404
 Contact Name: Matthew O. Franklin
 Phone Number 650-356-2900 Ext.:
 Type of Financing:
 Is the Lender/Source Committed? Yes</p> |

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)
Total # Units:		Total:	

Aggregate Monthly Rents For All Units:	\$58,750
Aggregate Annual Rents For All Units:	\$705,000

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

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

E. Miscellaneous Income

Annual Income from Laundry Facilities:	\$7,200
Annual Income from Vending Machines:	
Annual Interest Income:	
Other Annual Income: NSF & late charges; clean, damage, m	\$2,616
Total Miscellaneous Income:	\$9,816
Total Annual Potential Gross Income:	\$714,816

F. Monthly Resident Utility Allowance by Unit Size
(utility allowances must be itemized and must agree with the applicable utility allowance schedule)

	SRO / STUDIO	1 BR	2 BR	3 BR	4 BR	() BR
Space Heating:		\$10	\$11	\$14		
Water Heating:						
Cooking:		\$6	\$8	\$10		
Lighting:						
Electricity:						
Water:*						
Other: (specify here)		\$15	\$19	\$23		
Total:		\$31	\$38	\$47		

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

Name of PHA or California Energy Commission Providing Utility Allowances:

Housing Authority of Santa Clara County

G. Annual Residential Operating Expenses

Administrative	Advertising:	\$8,820
	Legal:	\$15,000
	Accounting/Audit:	\$10,500
	Security:	
	Other: Computer & IT Expenses, Mileage Reimbursement	\$6,728
Total Administrative:		\$41,048

Management	Total Management:	\$45,840
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Utilities	Fuel:	
	Gas:	\$16,668
	Electricity:	\$5,868
	Water/Sewer:	\$28,584
	Total Utilities:	\$51,120

Payroll / Payroll Taxes	On-site Manager:	\$60,024
	Maintenance Personnel:	\$45,336
	Other: Payroll Taxes, Contract Labor, Training	\$35,362
	Total Payroll / Payroll Taxes:	\$140,722
Total Insurance:		\$22,170

Maintenance	Painting:	\$900
	Repairs:	\$13,780
	Trash Removal:	\$24,408
	Exterminating:	\$2,916
	Grounds:	\$29,148
	Elevator:	
	Other: Supplies	\$4,500
	Total Maintenance:	\$75,652

Other Expenses	Other: Insurance - Property & GL	\$23,268
	Other: (specify here)	
	Other: (specify here)	
	Other: (specify here)	
	Other: (specify here)	
Total Other Expenses:		\$23,268

Total Expenses

Total Annual Residential Operating Expenses:	\$399,820
Total Number of Units in the Project:	60
Total Annual Operating Expenses Per Unit:	\$6,663
Total 3-Month Operating Reserve:	
Total Annual Internet Expense (site amenity election):	*
Total Annual Services Amenities Budget (from project expenses):	*
Total Annual Reserve for Replacement:	\$24,000*
Total Annual Real Estate Taxes:	\$20,184*

* 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:	
Total Annual Commercial/Non-Residential Net Income:	

*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.) <u>NOT</u> lender.		Included in Eligible Basis Yes/No	Amount
Tax-Exempt Financing		Yes	\$11,000,000
Taxable Bond Financing		N/A	
HOME Investment Partnership Act (HOME)		N/A	
Community Development Block Grant (CDBG)		Yes	\$1,297,698
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:	HCD-CHRP-R	Yes	\$2,315,249
Local:			
Private:	Seller Take-Back Financing	Yes	\$760,000
Other:	MidPen Housing Loan	Yes	\$4,602,856
Other:	City of Campbell	Yes	\$2,150,751
Other:	Santa Clara County Rental Rehab Loan	Yes	\$1,095,154

B. Rental Subsidy Anticipated

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

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

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

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

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

III. PROJECT FINANCING - SECTION 5: THRESHOLD BASIS LIMIT

A. Threshold Basis Limit

Unit Size	Unit Basis Limit	No. of Units	(Basis) X (No. of Units)
SRO/STUDIO	\$207,647		
1 Bedroom	\$239,415	7	\$1,675,905
2 Bedrooms	\$288,800	46	\$13,284,800
3 Bedrooms	\$369,664	7	\$2,587,648
4+ Bedrooms	\$411,829		
TOTAL UNADJUSTED THRESHOLD BASIS LIMIT:		60	\$17,548,353
		Yes/No	
(a) Plus (+) 20% basis adjustment for projects paid in whole or part out of public funds and required by a public awarding body to pay state		<input type="checkbox"/> Yes	
(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.		<input type="checkbox"/> No	
(c) Plus (+) 2% basis adjustment for projects where a day care center is part of the development.		<input type="checkbox"/> No	
(d) Plus (+) 2% basis adjustment for projects where 100 percent of the units are for Special Needs populations.		<input type="checkbox"/> No	
(e) 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.		<input type="checkbox"/> No	
(f) Plus (+) the lesser of the associated costs or up to a 15% basis adjustment for projects requiring seismic upgrading of existing structures, and/or projects requiring toxic or other environmental mitigation as certified by the project architect/ engineer +costs. If Yes, select type: <input type="text" value="N/A"/>		<input type="checkbox"/> No	
(g) Plus (+) local development impact fees required to be paid to local government entities. Certification from local entities assessing fees also required.		<input type="checkbox"/> No	
(h) Plus (+) 10% basis adjustment for projects wherein at least 95% of the project's upper floor units are serviced by an elevator.		<input type="checkbox"/> No	
(i) Plus (+) 1% basis adjustment for each 1% of units income-targeted to 50% to 36% of AMI Affordable Units: <input type="text" value="59"/> Total Affordable Units @ 50% to 36% of AMI: <input type="text" value="34"/>		<input type="checkbox"/> Yes	\$10,002,561
(j) Plus (+) 2% basis adjustment for each 1% of units income targeted to 35% of AMI and below Affordable Units: <input type="text" value="59"/> Total Affordable Units @ 35% of AMI or Below: <input type="text" value="6"/>		<input type="checkbox"/> Yes	\$3,509,671
TOTAL ADJUSTED THRESHOLD BASIS LIMIT:			\$31,060,585

HIGH COST TEST

Total Eligible Basis \$18,840,852
 Percentage of the Adjusted Threshold Basis Limit 60.658%

ITEM (e) Features

**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												SUBTOTAL	30% PVC for New Const/Rehab	30% PVC for Acquisition
	TOTAL PROJECT COST	RES. COST	COM'L. COST	TAX CREDIT EQUITY	1)Union Bank Mortgage Loan	2)HCD CHRP Assumed Loan	3)City of Campbell	4)Santa Clara County CDBG (2 Loans)	5)Santa Clara County Rental Rehab	6)Santa Clara County CDBG	7)Santa Clara County CDBG	8)Deferred Developer Fee	9)MidPen Housing Coalition Loan	10)Income from Operations During Constr.	11)Energy Credit Equity	12)GP Capital Contribution			
LAND COST/ACQUISITION																			
¹ Land Cost or Value																			
² Demolition																			
Legal																			
Land Lease Rent Prepayment																			
¹Total Land Cost or Value																			
Existing Improvements Value	\$10,800,000	\$10,800,000				\$2,315,249	\$2,150,751	\$465,964	\$1,095,154	\$294,467			\$4,478,415						
² Off-Site Improvements																			
Total Acquisition Cost	\$10,800,000	\$10,800,000				\$2,315,249	\$2,150,751	\$465,964	\$1,095,154	\$294,467			\$4,478,415						
Total Land Cost / Acquisition Cost	\$10,800,000	\$10,800,000				\$2,315,249	\$2,150,751	\$465,964	\$1,095,154	\$294,467			\$4,478,415						
Predevelopment Interest/Holding Cost Assumed, Accrued Interest on Existing Debt (Rehab/Acq)																			
Other: (Specify)																			
REHABILITATION																			
Site Work	\$10,000	\$10,000			\$10,000														
Structures	\$4,971,000	\$4,971,000		\$793,229	\$3,083,000						\$537,267		\$124,171.48	\$301,580	\$130,941	\$811	\$10,000		
General Requirements	\$314,026	\$314,026		\$314,026													\$314,026		
Contractor Overhead	\$157,013	\$157,013		\$157,013													\$157,013		
Contractor Profit	\$157,013	\$157,013		\$157,013													\$157,013		
Prevailing Wages	\$40,000	\$40,000		\$40,000													\$40,000		
General Liability Insurance	\$52,338	\$52,338		\$52,338													\$52,338		
Photovoltaics	\$238,000	\$238,000		\$238,000													\$238,000		
Total Rehabilitation Costs	\$5,939,390	\$5,939,390		\$1,751,619	\$3,093,000						\$537,267		\$124,171	\$301,580	\$130,941	\$811	\$5,939,390		
Total Relocation Expenses	\$1,442,000	\$1,442,000		\$1,442,000													\$1,442,000		
Total Relocation Expenses	\$1,442,000	\$1,442,000		\$1,442,000													\$1,442,000		
NEW CONSTRUCTION																			
Site Work																			
Structures																			
General Requirements																			
Contractor Overhead																			
Contractor Profit																			
Prevailing Wages																			
General Liability Insurance																			
Other: (Specify)																			
Total New Construction Costs																			
ARCHITECTURAL FEES																			
Design	\$150,488	\$150,488		\$150,488													\$150,488		
Supervision	\$50,163	\$50,163		\$50,163													\$50,163		
Total Architectural Costs	\$200,650	\$200,650		\$200,650													\$200,650		
Total Survey & Engineering	\$238,300	\$238,300		\$238,300													\$238,300		
CONSTRUCTION INTEREST & FEES																			
Construction Loan Interest	\$328,482	\$328,482		\$328,482													\$328,482		
Origination Fee																	\$81,702		
Credit Enhancement/Application Fee																			
Bond Premium	\$52,338	\$52,338		\$52,338													\$52,338		
Cost of Issuance	\$330,125	\$330,125		\$330,125													\$330,125		
Title & Recording	\$15,000	\$15,000		\$15,000													\$15,000		
Taxes	\$41,005	\$41,005		\$41,005													\$41,005		
Insurance	\$60,000	\$60,000		\$60,000													\$60,000		
Other: (Specify)																	\$15,000		
Other: (Specify)																			
Total Construction Interest & Fees	\$826,950	\$826,950		\$826,950													\$826,950		
PERMANENT FINANCING																			
Loan Origination Fee																			
Credit Enhancement/Application Fee																			
Title & Recording	\$7,500	\$7,500		\$7,500													\$7,500		
Taxes																			
Insurance																			
Legal	\$10,000	\$10,000		\$10,000													\$10,000		

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 Mortgage Loan	2)HCD CHRP Assumed Loan	3)City of Campbell	4)Santa Clara County CDBG (2 Loans)	5)Santa Clara County Rental Rehab	6)Santa Clara CDBG	7)Santa Clara County CDBG	8)Deferred Developer Fee	9)MidPen Housing Coalition Loan	10)Income from Operations During Constr.	11)Energy Credit Equity	12)GP Capital Contribution	SUBTOTAL	30% PVC for New Const/Rehab	30% PVC for Acquisition
Other: (Specify)																			
Total Permanent Financing Costs	\$17,500	\$17,500		\$17,500													\$17,500		
Subtotals Forward	\$19,464,790	\$19,464,790		\$4,477,019	\$3,093,000	\$2,315,249	\$2,150,751	\$465,964	\$1,095,154	\$294,467	\$537,267		\$4,602,586	\$301,580	\$130,941	\$811	\$19,464,790	\$7,660,574	\$7,871,646
LEGAL FEES																			
Lender Legal Paid by Applicant	\$45,000	\$45,000		\$45,000													\$45,000	\$35,000	\$10,000
Other: (Specify)																			
Total Attorney Costs	\$45,000	\$45,000		\$45,000													\$45,000	\$35,000	\$10,000
RESERVES																			
Rent Reserves																			
Capitalized Rent Reserves																			
3-Month Operating Reserve	\$320,639	\$320,639		\$320,639													\$320,639		
Replacement Reserve	\$24,000	\$24,000		\$24,000													\$24,000		
Total Reserve Costs	\$344,639	\$344,639		\$344,639													\$344,639		
APPRAISAL																			
Total Appraisal Costs	\$8,500	\$8,500		\$8,500													\$8,500	\$8,500	
Total Contingency Cost	\$595,649	\$595,649		\$595,649													\$595,649	\$595,649	
OTHER PROJECT COSTS																			
TCAC App/Allocation/Monitoring Fees	\$26,190	\$26,190		\$26,190													\$26,190		
Environmental Audit																			
Local Development Impact Fees																			
Permit Processing Fees	\$99,928	\$99,928		\$99,928													\$99,928	\$99,928	
Capital Fees																			
Marketing	\$48,000	\$48,000		\$48,000													\$48,000		
Furnishings	\$5,000	\$5,000		\$5,000													\$5,000	\$5,000	
Market Study	\$7,500	\$7,500		\$7,500													\$7,500		
Accounting/Reimbursables																			
Soft Cost Contingency	\$97,053	\$97,053		\$97,053													\$97,053	\$97,053	
Other: (Specify)																			
Other: (Specify)																			
Other: (Specify)																			
Other: (Specify)																			
Other: (Specify)																			
Total Other Costs	\$283,670	\$283,670		\$283,670													\$283,670	\$201,980	
SUBTOTAL PROJECT COST	\$20,742,248	\$20,742,248		\$5,754,477	\$3,093,000	\$2,315,249	\$2,150,751	\$465,964	\$1,095,154	\$294,467	\$537,267		\$4,602,586	\$301,580	\$130,941	\$811	\$20,742,248	\$8,501,704	\$7,881,646
DEVELOPER COSTS																			
Developer Overhead/Profit	\$2,457,502	\$2,457,502		\$2,120,860								\$336,642					\$2,457,502	\$1,275,256	\$1,182,247
Consultant/Processing Agent																			
Project Administration																			
Broker Fees Paid to a Related Party																			
Const. Oversight by Developer																			
Other: (Specify)																			
Total Developer Costs	\$2,457,502	\$2,457,502		\$2,120,860								\$336,642					\$2,457,502	\$1,275,256	\$1,182,247
TOTAL PROJECT COST	\$23,199,751	\$23,199,751		\$7,875,337	\$3,093,000	\$2,315,249	\$2,150,751	\$465,964	\$1,095,154	\$294,467	\$537,267	\$336,642	\$4,602,586	\$301,580	\$130,941	\$811	\$23,199,751	\$9,776,959	\$9,063,892
Note: Syndication Costs may not be included as a project cost. Calculate Maximum Developer Fee using the eligible basis subtotals. DOUBLE CHECK AGAINST PERMANENT FINANCING TOTALS:																	Bridge Loan Expense During Construction: Total Eligible Basis:		
					7,875,337	3,093,000	2,315,249	2,150,751	465,964	1,095,154	294,467	537,267	336,642	4,602,586	301,580	130,941	811	\$9,776,959	\$9,063,892

¹ 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).

² 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
Total Eligible Basis:	\$9,776,959	\$9,063,892
Ineligible Amounts		
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):	\$65,470	
Subtract Historic Credit (residential portion only):		
Total Ineligible Amounts:	\$65,470	
Total Eligible Basis Amount Voluntarily Excluded:		
Total Basis Reduction:	(\$65,470)	
Total Requested Unadjusted Eligible Basis:	\$9,711,489	\$9,063,892
High Cost Area Adjustment :	100%	100%
Total Adjusted Eligible Basis:	\$9,711,489	\$9,063,892
Applicable Fraction:	100%	100%
Qualified Basis:	\$9,711,489	\$9,063,892
Total Qualified Basis:	\$18,775,381	

B. Determination of Federal Credit

	New Construction /Rehabilitation	Acquisition
Qualified Basis:	\$9,711,489	\$9,063,892
*Applicable Percentage:	3.36%	3.36%
Subtotal Annual Federal Credit:	\$326,306	\$304,547
Total Combined Annual Federal Credit:	\$630,853	

*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	\$23,199,751
Permanent Financing	\$15,324,413
Funding Gap	\$7,875,337
Federal Tax Credit Factor	\$1.10000

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	\$7,159,398
Annual Federal Credit Necessary for Feasibility	\$715,940
Maximum Annual Federal Credits	\$630,853
Equity Raised From Federal Credit	\$6,939,381
Remaining Funding Gap	\$935,956

D. Determination of State Credit

	NC/Rehab	Acquisition
Qualified Basis	\$9,711,489	\$9,063,892
(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)		
Factor Amount	(.13 federally-subsidized)	
	13%	
Maximum Total State Credit	\$1,262,494	\$0

E. Determination of Minimum State Credit Necessary for Feasibility

State Tax Credit Factor	\$0.74135
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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	\$1,262,494
Maximum State Credit	\$1,262,494
Equity Raised From State Credit	\$935,956
Remaining Funding Gap	\$0

FUNDING GAP MUST NOT EXCEED ZERO

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:

Sharmon Palms Lane LLC

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:

MidPen Property Management Corporation

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

B. Housing Needs**Maximum 10 Points**

Select one:

N/A**10 Points**

Total Points for Housing Needs:	0
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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. | 7 Points |
| (ii) The project site is within 1/4 mile of a transit station, rail station, commuter rail station, bus station, or public bus stop with service at least every 30 minutes during the hours of 7-9 a.m. and 4-6 p.m. Monday through Friday. | 6 Points |
| (iii) The project site is within 1/3 mile of a public bus stop or rail station with service at least every 30 minutes during the hours of 7-9 a.m. and 4-6 p.m. Monday through Friday. | 5 Points |
| (iv) The project site is located within 1/4 mile of a regular public bus stop or a rapid transit system stop. (For rural set-aside projects, these points may be awarded where van or dial-a-ride service is provided to tenants.) | 4 Points |
| (v) The project site is located within 1/3 mile of a regular public bus stop or rapid transit system stop. | 3 Points |

Select one:

(iii)

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.

Total Points for Transit-Oriented Development Strategy Amenity:	5
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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: **(ii)**

Total Points for Public Park Amenity:	2
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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**

Total Points for Public Library Amenity:	0
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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)**

Total Points for Full-Scale Grocery Store/Supermarket or Convenience Market Amenity:	3
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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
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f) Senior Developments: Daily Operated Senior Center

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

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

Select one: N/A

Total Points for Daily Operated Senior Center Amenity:	0
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g) Special Needs or SRO Development: Population Specific Service Oriented Facility

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

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

Select one: N/A

Total Points for Population Specific Service Oriented Facility Amenity:	0
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h) Medical Clinic or Hospital

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

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

Select one: (ii)

Total Points for Medical Clinic or Hospital Amenity:	2
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i) Pharmacy

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

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

Select one: N/A

Total Points for Pharmacy:	0
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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

Total Points for Internet Service:	0
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Total Points for Site Amenities:	12
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Site Amenity Contact List:

Amenity Name: VTA-Bus Route 37 & 48
 Address: Hacienda Ave. & Capri Dr.
 City, Zip: Campbell, CA 95008
 Contact Person: Patrick Griffin, Customer Service
 Phone: (408) 321-7506 Ext.:
 Amenity Type: Transit Station/Transit Stop
 Website: <http://www.vta.org/>
 Distance in miles: 0.25 mi & 0.33 mi

Amenity Name: Virginia Park
 Address: 460 Virginia Ave.
 City, Zip: Campbell, CA 95008
 Contact Person: City of Campbell – Facilities
 Phone: (408) 866-2100 Ext.:
 Amenity Type: Public Park
 Website: <http://www.ci.campbell.ca.us/Facil>
 Distance in miles: 0.50 mi

Amenity Name: Nob Hill Foods
 Address: 1602 W. Campbell Ave.
 City, Zip: Campbell, CA 95008
 Contact Person: Store Manager
 Phone: (408) 379-6650 Ext.:
 Amenity Type: Grocery/Farmers' Market
 Website: <http://www.raleys.com/www/>
 Distance in miles: 1.3 mi

Amenity Name: El Camino Hospital - Los Gatos
 Address: 815 Pollard Road
 City, Zip: Los Gatos, CA 95032
 Contact Person: El Camino Hospital - Los Gatos M
 Phone: (408) 378-6131 Ext.:
 Amenity Type: Medical Clinic/Hospital
 Website: <http://www.elcaminohospital.org/>
 Distance in miles: 1.0 mi

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

Amenity Name:
 Address:
 City, Zip:
 Contact Person:
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 Distance in miles:

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:

- | | | |
|-------------------|--|-----------------|
| <u>N/A</u> | (1) Service Coordinator. 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.).
Minimum ratio of 1 Full Time Equivalent (FTE) Service Coordinator to 600 bedrooms. | 5 points |
| <u>N/A</u> | Service Coordinator as listed above, except:
Minimum ratio of 1 FTE Service Coordinator to 1,000 bedrooms. | 3 points |
| <u>N/A</u> | (2) 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. Minimum ratio of 1 FTE Services Specialist to 600 bedrooms. | 5 points |

<u>N/A</u>	Other Services Specialist as listed above, except: Minimum ratio of 1 FTE Services Specialist to 1,000 bedrooms.	3 points
<u>N/A</u>	(3) Adult educational, health and wellness, or skill building classes. 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. Minimum of 84 hours of instruction each year (42 hours for small developments of 20 units or less).	7 points
<u>N/A</u>	Adult educational, health & wellness, or skill building classes as listed above, except: Minimum of 60 hours of instruction each year (30 hours for small developments).	5 points
<u>N/A</u>	Adult educational, health & wellness, or skill building classes as listed above, except: Minimum of 36 hours of instruction each year (18 hours for small developments).	3 points
<u>N/A</u>	(4) Health and wellness services and programs. 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. Minimum of 100 hours of services per year for each 100 bedrooms.	5 points
<u>N/A</u>	Health and wellness services and programs as listed above, except: Minimum of 60 hours of services per year for each 100 bedrooms.	3 points
<u>N/A</u>	Health and wellness services and programs as listed above, except: Minimum of 40 hours of services per year for each 100 bedrooms.	2 points
<u>N/A</u>	(5) Licensed child care. 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.)	5 points
<u>N/A</u>	(6) After school program for school age children. 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). Minimum of 10 hours per week, offered weekdays throughout the school year.	5 points
<u>N/A</u>	After school program for school age children as listed above, except: Minimum of 6 hours per week, offered weekdays throughout the school year.	3 points
<u>N/A</u>	After school program for school age children as listed above, except: Minimum of 4 hours per week, offered weekdays throughout the school year.	2 points
<u>b) Special Needs and SRO projects:</u>		
<u>N/A</u>	(7) Case Manager. 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. Minimum ratio of 1 Full Time Equivalent (FTE) Case Manager to 100 bedrooms.	5 points
<u>N/A</u>	Case Manager as listed above, except: Minimum ratio of 1 FTE Case Manager to 160 bedrooms.	3 points
<u>N/A</u>	(8) Service Coordinator or Other Services Specialist. 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	5 points

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. **Minimum ratio of 1 FTE Service Coordinator or Other Services Specialist to 360 bedrooms.**

N/A **Service Coordinator or Other Services Specialist** as listed above, except:
Minimum ratio of 1 FTE Case Manager to 600 bedrooms. **3 points**

N/A (9) **Adult educational, health and wellness, or skill building classes.** 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. **Minimum of 84 hours of instruction each year (42 hours for small developments of 20 units or less).** **5 points**

N/A **Adult educational, health & wellness, or skill building classes** as listed above, except:
Minimum of 60 hours of instruction each year (30 hours for small developments). **3 points**

N/A **Adult educational, health & wellness, or skill building classes** as listed above, except:
Minimum of 36 hours of instruction each year (18 hours for small developments). **2 points**

N/A (10) **Health or behavioral health services** 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. **5 points**

N/A (11) **Licensed child care.** 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.) **5 points**

N/A (12) **After school program for school age children.** 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). **Minimum of 10 hours per week, offered weekdays throughout the school year.** **5 points**

N/A **After school program for school age children** as listed above, except:
Minimum of 6 hours per week, offered weekdays throughout the school year. **3 points**

N/A **After school program for school age children** as listed above, except:
Minimum of 4 hours per week, offered weekdays throughout the school year. **2 points**

The service budget spreadsheet must be completed.	Total Points for Service Amenities:	0
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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:
N/A **0 Points**

(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:

Yes (iv) Develop the project in accordance with the minimum requirements with any one of the following programs:
GreenPoint Rated Existing Home Multifamily Program **5 Points**

Yes (v) Rehabilitate to improve energy efficiency; points awarded based on percentage decrease in estimated Time Dependent Valuation energy use
Improvement over current:
20% **5 Points**

N/A (vi) Develop the project beyond the minimum requirements of the program chosen in section (i) above:
LEED GreenPoint Rated Existing Home Multifamily Program
N/A N/A **0 Points**

2011 Enterprise Green Communities
N/A **0 Points**

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

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

N/A

(C INDIVIDUALLY METER (OR SUB-METER CURRENT MASTER-METERED) GAS, ELECTRICITY, OR CENTRAL HOT WATER SYSTEMS FOR ALL TENANTS

0 Points

To receive these points, the applicant and the project architect must certify in the application which of the above items will be included in the project's design and specifications, and further must certify at the project's placed-in-service date that the items were completed. 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).

Total Points For Sustainable Building Methods:	10
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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 Units at 50% of Area Median Income be used for an additional 20 points. However, the "Percent of Income Targeted Units" may be used multiple times. For example, 50% of Targeted Units at 50% of Area Median Income for 25 points may be combined with another 50% of Targeted Units at 45% of Area Median Income to achieve the maximum points. All projects must score at least 45 points in this category to be eligible for 9% Tax Credit.

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

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

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

Consolidate your units before entering your information into the table Do not enter any non-qualifying units into the table				
Number of Targeted Tax Credit Units	Percent of Area Median Income (AMI) (30%- 55%)	Percentage of Units to Total Units (before rounding down)	Percent of Income Targeted Units to Total Tax Credit Units (exclusive of mgr.'s units)	Points Earned
6	30	10.17	10	15
	35	0.00	0	0
13	40	22.03	20	15

	45	0.00	0	0
21	50	35.59	35	17.5
	0 -Rural only	0.00	0	0
	0 -Rural only	0.00	0	0
19	60	32.20	30	0
59	Total Points Requested:			47.5

***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	7	1	0.1429
2 BR	45	4	0.0889
1 BR	7	1	0.1429
SRO	0	0	0.0000
Total:	59	6	-

Lowest Income for 10% of Total Restricted Units at 30% AMI Points:	2
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Total Points for Lowest Income:	49.5
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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.

Total Points for Readiness to Proceed:	20
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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
A. General Partner & Management Company Experience	9	9	9
A(1) General Partner Experience	6	6	
A(2) Management Company Experience	3	3	
B. Housing Needs	0	10	0
C. Site & Service Amenities	12	25	12
C(1) Site Amenities	12	15	
C(2) Service Amenities	0	10	
D. Sustainable Building Methods	10	10	10
E. Lowest Income & 10% of Units Restricted @ 30% AMI	50	52	49.5
E(1) Lowest Income	48	50	
E(2) 10% of Units Restricted @ 30% AMI	2	2	
F. Readiness to Proceed	20	20	20
*Negative Points (if any, please enter amount:)		NO MAX	0
Total Points:			101

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

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

REVENUE	MULTIPLIER	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15
Gross Rent	1.025	\$705,000	\$722,625	\$740,691	\$759,208	\$778,188	\$797,643	\$817,584	\$838,023	\$858,974	\$880,448	\$902,460	\$925,021	\$948,147	\$971,850	\$996,147
Less Vacancy	5.00%	-35,250	-36,131	-37,035	-37,960	-38,909	-39,882	-40,879	-41,901	-42,949	-44,022	-45,123	-46,251	-47,407	-48,593	-49,807
Rental Subsidy	1.025	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Less Vacancy	5.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous Income	1.025	9,816	10,061	10,313	10,571	10,835	11,106	11,384	11,668	11,960	12,259	12,565	12,879	13,201	13,531	13,870
Less Vacancy	5.00%	-491	-503	-516	-529	-542	-555	-569	-583	-598	-613	-628	-644	-660	-677	-693
Total Revenue		\$679,075	\$696,052	\$713,453	\$731,290	\$749,572	\$768,311	\$787,519	\$807,207	\$827,387	\$848,072	\$869,274	\$891,006	\$913,281	\$936,113	\$959,515
EXPENSES																
Operating Expenses:	1.035															
Administrative		\$41,048	\$42,485	\$43,972	\$45,511	\$47,104	\$48,752	\$50,458	\$52,225	\$54,052	\$55,944	\$57,902	\$59,929	\$62,026	\$64,197	\$66,444
Management		45,840	47,444	49,105	50,824	52,602	54,444	56,349	58,321	60,363	62,475	64,662	66,925	69,267	71,692	74,201
Utilities		51,120	52,909	54,761	56,678	58,661	60,715	62,840	65,039	67,315	69,671	72,110	74,634	77,246	79,949	82,748
Payroll & Payroll Taxes		140,722	145,647	150,745	156,021	161,482	167,134	172,983	179,038	185,304	191,790	198,502	205,450	212,641	220,083	227,786
Insurance		22,170	22,946	23,749	24,580	25,441	26,331	27,253	28,206	29,194	30,215	31,273	32,368	33,500	34,673	35,886
Maintenance		75,652	78,300	81,040	83,877	86,812	89,851	92,996	96,250	99,619	103,106	106,715	110,450	114,315	118,316	122,457
Other Operating Expenses		23,268	24,082	24,925	25,798	26,701	27,635	28,602	29,603	30,640	31,712	32,822	33,971	35,160	36,390	37,664
Total Operating Expenses		\$399,820	\$413,814	\$428,297	\$443,288	\$458,803	\$474,861	\$491,481	\$508,683	\$526,487	\$544,914	\$563,986	\$583,725	\$604,155	\$625,301	\$647,186
Tenant Internet Expense*	1.035	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Service Amenities	1.035	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replacement Reserve		24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000
Real Estate Taxes	1.020	20,184	20,588	20,999	21,419	21,848	22,285	22,730	23,185	23,649	24,122	24,604	25,096	25,598	26,110	26,632
Total Expenses		\$444,004	\$458,401	\$473,297	\$488,707	\$504,650	\$521,146	\$538,211	\$555,868	\$574,135	\$593,035	\$612,590	\$632,821	\$653,754	\$675,411	\$697,819
Cash Flow Prior to Debt Service		\$235,071	\$237,651	\$240,157	\$242,583	\$244,922	\$247,166	\$249,308	\$251,339	\$253,252	\$255,037	\$256,684	\$258,184	\$259,527	\$260,702	\$261,697
MUST PAY DEBT SERVICE																
Union Bank Mortgage Loan		193,279	193,279	193,279	193,279	193,279	193,279	193,279	193,279	193,279	193,279	193,279	193,279	193,279	193,279	193,279
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Debt Service		\$193,279	\$193,279	\$193,279	\$193,279	\$193,279	\$193,279	\$193,279	\$193,279	\$193,279	\$193,279	\$193,279	\$193,279	\$193,279	\$193,279	\$193,279
Cash Flow After Debt Service		\$41,792	\$44,372	\$46,878	\$49,304	\$51,643	\$53,887	\$56,029	\$58,060	\$59,973	\$61,758	\$63,405	\$64,905	\$66,248	\$67,423	\$68,418
Percent of Gross Revenue		5.85%	6.06%	6.24%	6.40%	6.55%	6.66%	6.76%	6.83%	6.89%	6.92%	6.93%	6.92%	6.89%	6.84%	6.77%
25% Debt Service Test		21.62%	22.96%	24.25%	25.51%	26.72%	27.88%	28.99%	30.04%	31.03%	31.95%	32.80%	33.58%	34.28%	34.88%	35.40%
Debt Coverage Ratio		1.216	1.230	1.243	1.255	1.267	1.279	1.290	1.300	1.310	1.320	1.328	1.336	1.343	1.349	1.354
OTHER FEES**																
GP Partnership Management Fee																
LP Asset Management Fee																
Incentive Management Fee																
Total Other Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Remaining Cash Flow		\$41,792	\$44,372	\$46,878	\$49,304	\$51,643	\$53,887	\$56,029	\$58,060	\$59,973	\$61,758	\$63,405	\$64,905	\$66,248	\$67,423	\$68,418
Deferred Developer Fee**																
Residual or Soft Debt Payments**																

*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.