



CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

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DATE: March 7, 2014

TO: 2014 Competitive Low Income Housing Tax Credit Applicants

FROM: Anthony Zeto, Development Section Chief

RE: Competitive Tax Credit Applications Received

The application deadline for 2014 first round low income housing tax credit applications was on Wednesday, March 5, 2014. The California Tax Credit Allocation Committee (TCAC) received a total of 85 nine percent (9%) applications and 12 four percent (4%) applications (requesting federal and state tax credits) in the first round of 2014. TCAC staff has provided a quick summary of the projects received. As you know, the project information provided on this document is "as applied" in the application and has not been verified by TCAC staff. Please review the attached list to assure that if you did submit an application, it is on this list. If you notice that your application is not on the attached list or if there are any errors, please contact your regional analyst as soon as possible.

TCAC staff will prepare a more detailed applicant list in Microsoft (MS) Excel format that is expected to be posted next week. In addition to the applicant list, TCAC will also be posting the following worksheets in portable document format (PDF) from the MS Excel version of all the applications submitted in the first round:

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

If you have any questions, please contact your regional analyst by phone or email at the following link: <http://www.treasurer.ca.gov/ctcac/assignments.pdf>

Enclosure

Nine Percent (9%) Applications
2014 First Round (as Applied) - REVISED

TCAC NUMBER	PROJECT NAME	HOUSING TYPE	FEDERAL CREDIT REQUESTED	STATE CREDIT REQUESTED	POINTS SELF SCORE TOTAL	TIE-BREAKER SELF SCORE	SET ASIDE	REGION
CA-14-001	Visalia Village	Large Family	\$381,610	\$1,486,473	148.00	35.304% N/A		Central Valley Region
CA-14-002	The Woodlands	Large Family	\$1,597,945	\$0	148.00	25.545% N/A		Capital and Northern Region
CA-14-003	Siena Apartments	Large Family	\$1,257,270	\$0	148.00	54.125% N/A		Inland Empire Region
CA-14-004	Junsay Oaks Senior Apartments	Seniors	\$680,099	\$0	148.00	31.589% Nonprofit		Central Coast Region
CA-14-005	Comerstone Family Apartments	Large Family	\$1,911,893	\$7,448,934	148.00	63.490% Nonprofit		North and East Bay Region
CA-14-006	Jardin de las Rosas	Large Family	\$939,053	\$0	148.00	41.987% Nonprofit		Central Coast Region
CA-14-007	St. Stephens Senior Housing	Seniors	\$838,838	\$0	148.00	50.096% Nonprofit		Central Coast Region
CA-14-008	Richardson Hall	Seniors	\$1,800,396	\$0	126.00	36.569% N/A		San Francisco County
CA-14-009	Horizons at Yucaipa	Seniors	\$1,549,626	\$0	148.00	42.755% N/A		Inland Empire Region
CA-14-010	Sutterview Apartments	Seniors	\$883,598	\$3,442,588	148.00	63.202% Nonprofit		Capital and Northern Region
CA-14-011	Atmosphere	Large Family	\$2,373,602	\$0	148.00	47.254% Nonprofit		San Diego County
CA-14-012	Summerhouse Apartments Phase 3	Large Family	\$512,636	\$0	148.00	19.200% Nonprofit		Inland Empire Region
CA-14-013	Tower Park Senior Housing	Seniors	\$955,171	\$0	148.00	40.112% Nonprofit		Central Valley Region
CA-14-014	Morro Del Mar Senior Apartments	Seniors	\$230,703	\$898,544	148.00	39.274% Rural		N/A
CA-14-015	Villa del Norte	Large Family	\$829,941	\$0	148.00	50.796% Nonprofit		Inland Empire Region
CA-14-016	Harper Crossing	Seniors	\$572,705	\$2,231,318	148.00	65.030% Nonprofit		North and East Bay Region
CA-14-017	Tienda Drive Senior Apartments	Seniors	\$1,141,463	\$4,833,977	148.00	14.746% Nonprofit		Central Valley Region
CA-14-018	Paso Robles Gardens	At-Risk	\$320,488	\$0	148.00	15.682% Rural		N/A
CA-14-019	Tabora Gardens Senior Apartments	Seniors	\$1,375,089	\$5,357,490	148.00	39.474% Nonprofit		North and East Bay Region
CA-14-020	Curtis Park	Seniors	\$1,422,083	\$5,540,583	148.00	43.111% N/A		Capital and Northern Region
CA-14-021	Iowa Street Senior Housing	Seniors	\$1,569,697	\$0	148.00	15.465% N/A		San Diego County
CA-14-022	Yarrow Village	Seniors	\$539,597	\$0	148.00	18.877% Rural		N/A
CA-14-023	Selma Community Housing	Large Family	\$1,892,212	\$0	148.00	43.401% N/A		City of Los Angeles
CA-14-024	Quartz Family Apartments	Large Family	\$1,061,331	\$4,307,349	148.00	25.073% Rural		N/A
CA-14-025	Santa Fe Townhomes	Large Family	\$395,823	\$0	148.00	30.251% Nonprofit		Central Valley Region
CA-14-026	Riverland Apartments	At-Risk	\$513,905	\$2,000,092	148.00	28.666% Rural		N/A
CA-14-027	Sherwood Manor Apartments	Seniors	\$386,825	\$0	148.00	37.709% Rural		N/A
CA-14-028	Diamond Place Apartments	At-Risk	\$255,515	\$994,713	148.00	30.786% Rural		N/A
CA-14-029	Mirage Town Homes	Large Family	\$489,865	\$0	148.00	8.338% N/A		City of Los Angeles
CA-14-030	Warthan Place Apartments	Large Family	\$634,709	\$2,472,890	148.00	31.287% Rural		N/A
CA-14-031	Mather Veterans Village	Special Needs	\$1,204,895	\$3,611,074	148.00	50.026% NPHA		Capital and Northern Region
CA-14-032	Bishop Paiute LIHTC B-23 Project	Large Family	\$884,507	\$3,446,131	148.00	18.759% Rural (Native American Apportionment)		N/A
CA-14-033	Calico Family Apartments	Large Family	\$986,136	\$0	148.00	7.784% Rural		N/A
CA-14-034	Oakcrest Terrace	Large Family	\$1,609,233	\$0	148.00	32.412% Nonprofit		Orange County
CA-14-035	Baldwin Park Transit Center Apartments	Large Family	\$1,522,725	\$0	148.00	42.330% N/A		Balance of Los Angeles County
CA-14-036	Castillo del Sol Apartments	Special Needs	\$704,443	\$2,111,216	148.00	49.632% Special Needs/SRO		Central Coast Region
CA-14-037	Bloomington Housing, Phase I	Large Family	\$1,556,466	\$0	148.00	62.849% N/A		Inland Empire Region
CA-14-038	Paradise Creek Housing I	Large Family	\$2,043,749	\$0	148.00	82.713% N/A		San Diego County
CA-14-039	Foster Square Senior Housing	Seniors	\$1,569,725	\$0	148.00	49.181% Nonprofit		South and West Bay Region
CA-14-040	Taylor Yard Senior Housing	Seniors	\$2,468,770	\$0	148.00	16.384% N/A		City of Los Angeles
CA-14-041	Escondido Site	Special Needs	\$619,443	\$0	148.00	33.721% NPHA		San Diego County
CA-14-042	Valley View Homes	Large Family	\$1,156,204	\$4,504,690	148.00	30.683% Rural (Section 514)		N/A
CA-14-043	Solvang Senior Housing	Seniors	\$623,037	\$0	148.00	24.666% Rural		N/A
CA-14-044	Sanger Crossing Apartments	Large Family	\$454,587	\$1,771,118	148.00	33.010% Rural (HOME)		N/A
CA-14-045	Santa Ines Senior Villas	Seniors	\$1,026,886	\$0	148.00	38.477% N/A		Orange County
CA-14-046	Ocean Street Apartments	Large Family	\$1,691,945	\$0	148.00	25.630% N/A		Central Coast Region

Nine Percent (9%) Applications
2014 First Round (as Applied) - REVISED

TCAC NUMBER	PROJECT NAME	HOUSING TYPE	FEDERAL CREDIT REQUESTED	STATE CREDIT REQUESTED	POINTS SELF SCORE TOTAL	TIE-BREAKER SELF SCORE	SET ASIDE	REGION
CA-14-047	Magnolia Place Senior Apartments	Seniors	\$468,117	\$0	148.00	29.036% Rural		N/A
CA-14-048	Newcomb Court Apartments	Large Family	\$855,735	\$334,032	148.00	21.210% N/A		Central Valley Region
CA-14-049	Descanso Place III	Large Family	\$641,949	\$0	148.00	31.799% N/A		Central Valley Region
CA-14-050	Crossroads at Rialto	Seniors	\$1,753,722	\$0	148.00	37.253% N/A		Inland Empire Region
CA-14-051	Marmion Way Apartments	Special Needs	\$1,067,460	\$3,198,854	148.00	51.039% Special Needs/SRO		City of Los Angeles
CA-14-052	Civic Center 14 TOD	Large Family	\$1,247,466	\$0	148.00	34.344% N/A		North and East Bay Region
CA-14-053	Las Palmeras	Large Family	\$790,978	\$3,081,732	148.00	35.928% Rural (Section 514)		N/A
CA-14-054	Trolley Residential	Large Family	\$1,189,706	\$0	148.00	46.022% N/A		San Diego County
CA-14-055	Heritage Square Senior Housing	Seniors	\$1,497,496	\$0	148.00	58.323% Nonprofit		Balance of Los Angeles County
CA-14-056	Santa Rita Village II	Large Family	\$343,148	\$0	148.00	38.336% Nonprofit		Central Coast Region
CA-14-057	Immanuel Senior Housing	Special Needs	\$617,482	\$0	148.00	60.287% Special Needs/SRO		Balance of Los Angeles County
CA-14-058	Home Front at Camp Anza	Large Family	\$932,478	\$0	148.00	41.597% Nonprofit		Inland Empire Region
CA-14-059	Palmer Villas Senior Apartments	Seniors	\$433,961	\$0	148.00	27.891% Rural		N/A
CA-14-060	Glendale Arts Colony	Large Family	\$2,041,469	\$0	148.00	30.324% N/A		Balance of Los Angeles County
CA-14-061	West Sac Family Apartments	Large Family	\$1,337,567	\$5,206,920	148.00	25.113% N/A		Capital and Northern Region
CA-14-062	94th & International Apartments	Large Family	\$1,490,657	\$0	148.00	47.884% N/A		North and East Bay Region
CA-14-063	Gray's Meadow	Large Family	\$397,367	\$0	148.00	40.813% N/A		North and East Bay Region
CA-14-064	Arcata Bay Crossing	SRO	\$373,557	\$0	148.00	45.425% Rural		N/A
CA-14-065	Oak Park Apartments II	Large Family	\$1,706,295	\$0	148.00	33.371% Rural		N/A
CA-14-066	Delta Lane Apartments	Large Family	\$1,399,860	\$0	148.00	41.050% Nonprofit		Capital and Northern Region
CA-14-067	Gateway Apartments	Special Needs	\$573,269	\$1,718,085	148.00	62.903% NPHA		City of Los Angeles
CA-14-068	City Yard Workforce Housing	Large Family	\$1,658,624	\$0	148.00	41.101% Nonprofit		Orange County
CA-14-069	Firebaugh Garden Apartments & Mendota Village Apartments	Large Family	\$662,537	\$877,390	148.00	51.727% Rural		N/A
CA-14-070	San Jacinto Village Apartments	At-Risk	\$344,909	\$0	148.00	50.051% At-Risk		Inland Empire Region
CA-14-071	Trinity River Elder's Village	Seniors	\$387,856	\$0	144.00	24.794% Rural (Native American Apportionment)		N/A
CA-14-072	Sonata at Riverpark	Large Family	\$688,980	\$2,606,416	148.00	48.179% N/A		Central Coast Region
CA-14-073	Cedar Springs Apartments	Special Needs	\$963,114	\$2,886,419	148.00	58.217% NPHA		Balance of Los Angeles County
CA-14-074	South Street Apartments	Large Family	\$418,442	\$1,629,514	148.00	60.015% N/A		Central Coast Region
CA-14-075	Brookfield Apartments	Large Family	\$1,316,221	\$4,891,641	148.00	5.671% N/A		Central Valley Region
CA-14-076	MidPen Armory Apartments	Special Needs	\$1,757,496	\$5,267,220	148.00	48.183% NPHA		South and West Bay Region
CA-14-077	Paloma Terrace	Large Family	\$1,741,073	\$0	148.00	24.027% N/A		City of Los Angeles
CA-14-078	Mosaic Gardens at Monterey Park	Large Family	\$638,345	\$0	148.00	41.109% Nonprofit		Balance of Los Angeles County
CA-14-079	Willow Housing, LP	SRO	\$973,240	\$3,791,844	148.00	83.053% Special Needs/SRO		South and West Bay Region
CA-14-080	Snapdragon Place Apartments II	Large Family	\$635,096	\$0	148.00	13.845% Nonprofit		Central Coast Region
CA-14-081	Casa Del Pueblo Senior Apartments	At-Risk	\$2,499,999	\$9,721,129	148.00	59.180% At-Risk		South and West Bay Region
CA-14-082	Zettie Miller's Haven	Special Needs	\$1,229,776	\$3,685,641	148.00	40.956% Special Needs/SRO*		Central Valley Region
CA-14-083	Donner Lofts	SRO	\$1,556,404	\$0	148.00	70.776% Nonprofit		South and West Bay Region
CA-14-084	LDK Senior Apartments	Seniors	\$1,187,045	\$0	148.00	65.066% Nonprofit		City of Los Angeles
CA-14-085	Promenade at Creekside	Large Family	\$2,036,749	\$0	148.00	53.403% N/A		San Diego County

* Did not select a set aside, but will compete first in the Special Needs/SRO set aside (TCAC Regulation Section 10315)

Tax-Exempt Bond Financed Projects (4% Applications) Requesting Federal and State Credits
2014 First Round (as Applied)

TCAC NUMBER	PROJECT NAME	HOUSING TYPE	FEDERAL CREDIT REQUESTED	STATE CREDIT REQUESTED	POINTS SELF SCORE TOTAL	TIE-BREAKER SELF SCORE	REGION
CA-14-830	Heritage Commons	Seniors	\$416,938	\$1,613,089	114.00	50.645%	North and East Bay Region
CA-14-831	Tuolumne Apartments	Non-Targeted	\$211,514	\$604,354	110.00	61.243%	N/A
CA-14-832	Arbor Creek Senior Apartments	Seniors	\$382,199	\$1,478,732	114.00	62.349%	Capital and Northern Region
CA-14-833	Oak Creek Terrace	Large Family	\$505,043	\$1,954,037	126.00	60.150%	North and East Bay Region
CA-14-834	LynRoc Senior Apartments	At-Risk	\$330,877	\$1,280,178	116.00	31.239%	Capital and Northern Region
CA-14-835	Auburn Village Apartments	At-Risk	\$227,972	\$882,036	114.00	28.306%	Capital and Northern Region
CA-14-836	Villa Primavera	Large Family	\$362,521	\$1,402,611	121.00	63.527%	Inland Empire Region
CA-14-837	Canyon View Senior Apartments	At-Risk	\$287,530	\$1,112,466	117.00	21.298%	Capital and Northern Region
CA-14-838	Cambrian Center	Non-Targeted	\$1,643,829	\$4,309,676	116.00	22.358%	South and West Bay Region
CA-14-839	Willie James Jones Apartments	Special Needs / Large Family	\$474,941	\$1,837,247	126.00	42.487%	San Diego County
CA-14-840	Sharmon Palms Lane	Non-Targeted	\$630,853	\$1,262,494	101.00	23.089%	South and West Bay Region
CA-14-841	Stevenson House	Seniors	\$1,098,207	\$2,298,332	116.00	37.869%	South and West Bay Region