



CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

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LIST REVISED March 15, 2018

DATE: March 2, 2018

TO: 2018 Competitive Low Income Housing Tax Credit Applicants

FROM: Gina Ferguson, Development Section Chief

RE: Competitive Tax Credit Applications Received

The application deadline for 2018 first round low income housing tax credit applications was on Wednesday, February 28, 2018. The California Tax Credit Allocation Committee (TCAC) received a total of 61 nine percent (9%) federal credit applications and 8 four percent (4%) applications requesting federal and state tax credits in the first round of 2018. Three of the sixty-one 9% applications are a hybrid structure, including one hybrid requesting state farmworker credit as part of the 4% application. See the following list of the competitive projects received. The project information provided on this document is “as applied” in the application and has not been verified by TCAC staff. **Please review the attached list to assure that if you did submit an application, it is on this list. If you notice that your application is not on the attached list or if there are any errors, please contact your regional analyst as soon as possible.**

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

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

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

Enclosure

2018 9% FIRST ROUND APPLICATIONS (as applied)

TCAC NUMBER	PROJECT NAME	HOUSING TYPE	ANNUAL FEDERAL CREDIT REQUESTED	TOTAL STATE CREDIT REQUESTED	POINTS SELF SCORE TOTAL	TIE-BREAKER SELF SCORE	SET ASIDE	REGION	CITY	COUNTY	CONSTRUCTION TYPE	TOTAL UNITS	LOW INCOME UNITS
CA-18-001	Ontario Emporia Family Apartments	Large Family	\$1,336,755	\$4,455,847	113.0	63.220%	N/A	Inland Empire Region	Ontario	San Bernardino	New Construction	75	74
CA-18-002	Avena Bella, Phase 2	Large Family	\$850,508	\$2,835,025	113.0	51.118%	Nonprofit	Central Valley Region	Turlock	Stanislaus	New Construction	61	60
CA-18-003	Grace & Laughter Apartments	At-Risk	\$304,398	\$1,014,659	113.0	33.012%	Rural	N/A	Minuba	Tulare	Acquisition & Rehabilitation	40	39
CA-18-004	Dat-naa-svt	Large Family	\$1,033,111	\$0	102.0	35.812%	Rural (Native American apportionment)	N/A	Smith River	Del Norte	New Construction	21	20
CA-18-005	Gateway Villas Apartments	Large Family	\$684,726	\$2,282,420	113.0	16.056%	Rural	N/A	Kerman	Fresno	New Construction	61	60
CA-18-006	Westmont Vista	Special Needs	\$1,354,109	\$0	113.0	49.244%	NPHA	Balance of Los Angeles County	Los Angeles	Los Angeles	New Construction	39	38
CA-18-007	Annadale Commons	Seniors	\$773,515	\$0	113.0	48.818%	N/A	Central Valley Region	Fresno	Fresno	New Construction	40	39
CA-18-008	Hartford Villa Apartments	Special Needs	\$2,500,000	\$0	113.0	77.663%	NPHA	City of Los Angeles	Los Angeles	Los Angeles	New Construction	101	100
CA-18-009	Oak Leaf Meadows	Large Family	\$1,337,715	\$4,459,050	113.0	34.983%	Rural	N/A	Oakdale	Stanislaus	New Construction	56	55
CA-18-010	Courtyard Inn	Special Needs	\$2,325,231	\$0	113.0	69.515%	NPHA	Capital Region	North Highlands	Sacramento	New Construction	92	92
CA-18-011	Monte Vista Manor	At-Risk	\$556,929	\$1,894,182	113.0	27.659%	Rural	N/A	Lindsay	Tulare	Acquisition & Rehabilitation	44	43
CA-18-012	Sierra Valley Senior Apartments	Seniors	\$809,050	\$0	113.0	34.481%	Rural	N/A	Loyalton	Sierra	Acquisition & Rehabilitation	50	49
CA-18-013	Portola Senior Apartments	Seniors	\$619,960	\$2,066,532	113.0	33.825%	Rural	N/A	Portola	Plumas	Acquisition & Rehabilitation	50	49
CA-18-014	Aqua Housing	Special Needs	\$1,466,575	\$0	113.0	43.685%	Special Needs	Orange County	Santa Ana	Orange	New Construction	57	56
CA-18-015	Brookside Senior Apartments	Seniors	\$576,456	\$1,921,520	113.0	36.376%	Rural	N/A	Auburn	Placer	Acquisition & Rehabilitation	48	47
CA-18-016	Alameda Site A Senior Apartments	Special Needs	\$1,712,637	\$0	113.0	62.956%	NPHA	East Bay Region	Alameda	Alameda	New Construction	60	59
CA-18-017	Warm Springs TOD Village Affordable #1	Large Family	\$1,941,546	\$0	113.0	58.000%	Nonprofit	East Bay Region	Fremont	Alameda	New Construction	71	70
CA-18-018	Florence Mills Apartments	Large Family	\$2,500,000	\$0	113.0	47.390%	Nonprofit	City of Los Angeles	Los Angeles	Los Angeles	New Construction	74	73
CA-18-019	Guadalupe Court Apartments Project	Large Family	\$1,173,669	\$3,912,219	113.0	29.540%	Rural (Section 514)	N/A	Guadalupe	Santa Barbara	New Construction	38	37
CA-18-020	Las Praderas aka Calexico Ramin	Large Family	\$775,676	\$2,585,587	113.0	52.311%	N/A	Inland Empire Region	Calexico	Imperial	New Construction	60	59
CA-18-021	Brawley Adams I	Large Family	\$1,549,573	\$0	113.0	28.652%	Rural	N/A	Brawley	Imperial	New Construction	72	71
CA-18-022	Santa Ana Veterans Village	Special Needs	\$1,264,874	\$0	113.0	66.230%	NPHA	Orange County	Santa Ana	Orange	New Construction	76	75
CA-18-023	Firebaugh Garden Apartments & Mendota Village Apartments	Large Family	\$628,074	\$2,092,728	113.0	42.808%	Rural	N/A	Firebaugh / Mendota	Fresno	Acquisition & Rehabilitation	84	82
CA-18-024	El Verano	Special Needs	\$1,286,437	\$0	113.0	61.731%	NPHA	Orange County	Anaheim	Orange	New Construction	54	53
CA-18-025	Clayton Villa Apartments	At-Risk	\$1,705,000	\$0	113.0	27.560%	At-Risk	East Bay Region	Concord	Contra Costa	Acquisition & Rehabilitation	80	79
CA-18-026	Sutter Village Apartments	At-Risk	\$920,000	\$3,267,096	113.0	21.206%	At-Risk	Capital Region	Yuba City	Sutter	Acquisition & Rehabilitation	74	73
CA-18-027	Imperial Garden & Calexico Senior Apartments	Seniors	\$790,269	\$0	113.0	47.404%	N/A	Inland Empire Region	Calexico	Imperial	Acquisition & Rehabilitation	88	86
CA-18-028	Shasta Hotel	Special Needs	\$1,711,552	\$0	113.0	49.551%	NPHA	Capital Region	Sacramento	Sacramento	Acquisition & Rehabilitation	79	78
CA-18-029	Samoa Coast Townhomes	Large Family	\$1,850,560	\$0	113.0	33.026%	Rural	N/A	Samoa	Humboldt	New Construction	80	79
CA-18-030	Brentwood Crossing	Large Family	\$1,505,691	\$0	113.0	26.826%	N/A	Central Valley Region	Bakersfield	Kern	New Construction	58	57
CA-18-031	Harbor Point	Seniors	\$612,711	\$0	113.0	24.690%	Rural	N/A	Crescent City	Del Norte	New Construction	27	26
CA-18-032	Eureka Homeless & Veterans Housing Project	Special Needs	\$1,221,303	\$0	113.0	31.626%	Rural	N/A	Eureka	Humboldt	New Construction	51	50
CA-18-033	Chestnut Square Family Housing	Large Family	\$2,231,626	\$0	113.0	44.424%	Nonprofit	East Bay Region	Livermore	Alameda	New Construction	42	41
CA-18-034	Johnson Court	Special Needs	\$607,708	\$0	113.0	55.636%	NPHA	Central Coast Region	Santa Barbara	Santa Barbara	New Construction	17	16
CA-18-035	PATH Villas at South Gate	Special Needs	\$2,028,604	\$0	113.0	54.133%	NPHA	Balance of Los Angeles County	South Gate	Los Angeles	New Construction	60	59
CA-18-036	Oak Park 4 Apartments	Large Family	\$1,569,391	\$5,231,303	113.0	27.124%	Rural	N/A	Paso Robles	San Luis Obispo	New Construction	75	74
CA-18-037	Fancher Creek Senior Apartments	Seniors	\$1,861,342	\$6,202,361	113.0	43.316%	N/A	Central Valley Region	Fresno	Fresno	New Construction	180	178
CA-18-038	Celestina Garden Apartments	Seniors	\$1,400,000	\$0	113.0	38.116%	Rural	N/A	Sonoma	Sonoma	New Construction	40	39
CA-18-039	The Grove	Seniors	\$1,609,094	\$0	113.0	50.622%	N/A	San Diego County	Vista	San Diego	New Construction	81	80
CA-18-040	Armona Village Apartments	At-Risk	\$443,049	\$1,476,711	113.0	33.188%	At-Risk	Central Valley Region	Armona	Kings	Acquisition & Rehabilitation	33	32
CA-18-041	Sierra Vista II Apartments	Large Family	\$2,384,048	\$0	113.0	57.149%	N/A	Central Valley Region	Stockton	San Joaquin	New Construction	100	99
CA-18-042	Cedar Glen II Apartments	Special Needs	\$1,719,697	\$4,409,468	113.0	36.592%	Special Needs	Inland Empire Region	Riverside	Riverside	New Construction	50	49
CA-18-043	Vistas del Puerto Apartments	Large Family	\$1,935,357	\$0	113.0	37.161%	Nonprofit	Balance of Los Angeles County	Long Beach	Los Angeles	New Construction	48	47
CA-18-044	Stanford Avenue Apartments	Special Needs	\$2,500,000	\$2,006,047	113.0	48.924%	NPHA	Balance of Los Angeles County	Unincorporated	Los Angeles	New Construction	85	83
CA-18-045	Day Creek Villas	Seniors	\$2,274,773	\$0	113.0	58.641%	Nonprofit	Inland Empire Region	Rancho Cucamonga	San Bernardino	New Construction	94	93
CA-18-046	San Ysidro Senior Village	Special Needs	\$1,109,101	\$0	113.0	57.370%	NPHA	San Diego County	San Diego	San Diego	New Construction	51	50
CA-18-047	Eight Trees Apartments	Large Family	\$1,247,076	\$0	113.0	40.650%	Nonprofit	South and West Bay Region	Sunnyvale	Santa Clara	Rehabilitation Only	24	23
CA-18-048	Reedley Village	Large Family	\$733,784	\$2,445,948	113.0	28.738%	Rural	N/A	Reedley	Fresno	New Construction	32	31
CA-18-049	Kendrea Terrace	Large Family	\$1,876,853	\$6,256,177	113.0	26.640%	Rural (Section 514)	N/A	McFarland	Kern	New Construction	68	67
CA-18-050	Villa de Vida Poway	Special Needs	\$1,930,235	\$0	113.0	42.301%	Nonprofit	San Diego County	Poway	San Diego	New Construction	54	53
CA-18-051	Metro @ Buckingham	Special Needs	\$2,500,000	\$8,070,453	113.0	20.066%	Special Needs	City of Los Angeles	Los Angeles	Los Angeles	New Construction	103	102
CA-18-052	Cinnamon Villas II	Seniors	\$360,190	\$1,200,634	113.0	24.274%	Rural	N/A	Lemoore	Kings	New Construction	28	27
CA-18-053	Malan Street Apartments II	Large Family	\$859,129	\$2,863,763	113.0	33.628%	Rural (Section 514)	N/A	Brawley	Imperial	New Construction	40	40
CA-18-054	Mission Court Apartments	Large Family	\$953,787	\$3,179,291	113.0	24.012%	N/A	Central Valley Region	Tulare	Tulare	New Construction	65	64
CA-18-055	The Gardens on Hope	Special Needs	\$1,531,270	\$0	113.0	71.791%	Nonprofit	Central Coast Region	Santa Barbara	Santa Barbara	New Construction	90	89
CA-18-056	Keeler Court Apartments	Large Family	\$1,656,001	\$0	113.0	35.131%	N/A	San Diego County	San Diego	San Diego	New Construction	71	70
CA-18-057	Placentia Veterans Village	Special Needs	\$1,731,403	\$0	113.0	52.343%	NPHA	Orange County	Placentia	Orange	New Construction	50	49
CA-18-058	Victory Village	Seniors	\$1,410,846	\$0	113.0	56.423%	Nonprofit	North Region	Fairfax	Marin	New Construction	54	53
CA-18-059	Sunflower Hill at Irby Ranch	Special Needs	\$1,260,810	\$0	113.0	56.914%	Special Needs	East Bay Region	Pleasanton	Alameda	New Construction	31	29
CA-18-060	Casa Imperial	At-Risk	\$855,705	\$2,932,688	113.0	40.209%	Rural	N/A	Calexico	Imperial	Acquisition & Rehabilitation	48	47
CA-18-061	Brooklyn Basin Family Housing Project 1	Large Family	\$2,500,000	\$0	113.0	61.553%	Nonprofit	East Bay Region	Oakland	Alameda	New Construction	41	40

Tie-Breaker Self Score corrected to reflect accurate self score.

2018 FIRST ROUND APPLICATIONS (as applied)
4% Requesting Federal and State Tax Credits

TCAC NUMBER	PROJECT NAME	HOUSING TYPE	ANNUAL FEDERAL CREDIT REQUESTED	TOTAL STATE CREDIT REQUESTED	POINTS SELF SCORE TOTAL	TIE- BREAKER SELF SCORE	REGION	CITY	COUNTY	CONSTRUCTION TYPE	TOTAL UNITS	LOW INCOME UNITS
CA-18-726	McCadden Campus Senior Housing	Seniors	\$1,184,781	\$4,619,445	111.00	41.071%	City of Los Angeles	Los Angeles	Los Angeles	New Construction	98	97
CA-18-727	Sierra Heights	Seniors	\$409,571	\$1,628,265	111.00	40.747%	Northern Region	Oroville	Butte	New Construction	52	51
CA-18-728	Whittier Place Apartments, Phase II	Special Needs	\$677,452	\$2,071,717	111.00	62.742%	Balance of Los Angeles County	Unincorp. Los Angeles	Los Angeles	New Construction	34	33
CA-18-730	Sierra Madre Cottages	Seniors	\$410,214	\$1,630,819	111.00	57.941%	Central Coast Region	Santa Maria	Santa Barbara	New Construction	39	39
CA-18-731	Cambria Apartments	Special Needs	\$965,703	\$2,953,221	111.00	65.445%	City of Los Angeles	Los Angeles	Los Angeles	New Construction	57	56
CA-18-732	Senator Apartments	Special Needs	\$792,223	\$1,841,963	111.00	69.120%	City of Los Angeles	Los Angeles	Los Angeles	Acquisition & Rehabilitation	98	97
CA-18-734	The Residences at Depot Street	Special Needs	\$1,387,842	\$4,244,166	111.00	47.453%	Central Coast Region	Santa Maria	Santa Barbara	New Construction	80	78
CA-18-736	FLOR 401 Lofts	Special Needs	\$1,679,942	\$5,136,923	111.00	81.350%	City of Los Angeles	Los Angeles	Los Angeles	New Construction	99	98

Tie-Breaker Self Score increased to correct size factor.