

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

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DATE: July 27, 2012

TO: 2012 Competitive Low Income Housing Tax Credit Applicants

FROM: Anthony Zeto, Development Program Manager

RE: Competitive Tax Credit Applications Received

The application deadline for 2012 second round low income housing tax credit applications was on Wednesday, July 25, 2012. The California Tax Credit Allocation Committee (TCAC) received a total of 117 nine percent (9%) applications and 10 four percent (4%) applications (requesting federal and state tax credits) in the second round of 2012. 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 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, 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 second 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
2012 Second Round (as Applied) - REVISED

TCAC NUMBER	PROJECT NAME	HOUSING TYPE	FEDERAL	STATE CREDIT	POINTS SELF	TIE-BREAKER	SET ASIDE	REGION
			CREDIT REQUESTED	REQUESTED	SCORE TOTAL	SELF SCORE		
CA-12-120	Minerva Minor	Seniors	\$1,323,924	\$0	148.00	45.970% Nonprofit		Inland Empire Region
CA-12-121	Courtland Street Apartments	Large Family	\$370,793	\$1,483,172	148.00	62.865% Nonprofit		Central Coast Region
CA-12-122	Brookfield Apartments	Large Family	\$1,603,094	\$6,392,162	148.00	4.249% N/A		Central Region
CA-12-123	Burlington Family Apartments	Special Needs	\$822,413	\$0	148.00	52.423% NPHA		Los Angeles County
CA-12-124	94th & International	Large Family	\$1,699,227	\$0	148.00	34.900% N/A		North and East Bay Region
CA-12-125	Knob Hill	Special Needs	\$969,406	\$0	148.00	51.624% Special Needs		Los Angeles County
CA-12-126	Foothill Terrace	Large Family	\$468,995	\$0	148.00	33.704% At-Risk		Los Angeles County
CA-12-127	Junsay Oaks Senior Apartments	Seniors	\$533,310	\$2,199,214	148.00	21.840% Nonprofit		Central Coast Region
CA-12-128	Avalon Apartments	Special Needs	\$1,057,193	\$0	148.00	50.430% NPHA		Los Angeles County
CA-12-129	Broadwood Terrace	Seniors	\$1,496,471	\$0	148.00	71.132% Nonprofit		Los Angeles County
CA-12-130	Jasmine Gardens Senior Apartments	Seniors	\$984,480	\$0	148.00	8.287% N/A		Inland Empire Region
CA-12-131	Las Alturas	Seniors	\$1,340,523	\$0	148.00	74.443% Nonprofit		Los Angeles County
CA-12-132	Paloma Terrace	Large Family	\$1,478,124	\$0	148.00	32.756% Nonprofit		Los Angeles County
CA-12-133	Palm View Gardens - Phase 1	Seniors	\$654,796	\$0	148.00	49.274% N/A		Central Region
CA-12-134	Palm View Gardens - Phase 2	Seniors	\$744,138	\$0	148.00	20.481% N/A		Central Region
CA-12-135	South Street Family Apartments	Large Family	\$537,285	\$2,148,075	148.00	38.200% N/A		Central Coast Region
CA-12-136	Miracle Terrace	At-Risk	\$1,657,214	\$0	148.00	7.833% At-Risk		Orange County
CA-12-137	Pueblo Nuevo Apartments	Large Family	\$222,030	\$0	148.00	39.008% Rural		N/A
CA-12-138	Summerhouse Apartments	Large Family	\$887,874	\$0	148.00	52.466% Nonprofit		Inland Empire Region
CA-12-139	Riverwalk Apartments	Large Family	\$532,361	\$0	148.00	38.772% N/A		Central Coast Region
CA-12-140	Morro Del Mar Senior Apartments	Seniors	\$365,189	\$0	148.00	28.715% Rural		N/A
CA-12-141	Cottages at Cypress	Seniors	\$405,162	\$0	148.00	25.624% Rural/RHS 515		N/A
CA-12-142	Coachella Community Homes Apartments	Large Family	\$959,291	\$0	148.00	46.094% Rural		N/A
CA-12-143	Harper's Pointe Apartments	Seniors	\$984,973	\$0	148.00	20.526% N/A		Orange County
CA-12-144	Arbor Creek Senior Apartments	Seniors	\$763,659	\$3,181,906	148.00	23.288% N/A		Capital and Northern Region
CA-12-145	Quartz Ridge	Large Family	\$945,568	\$3,898,852	148.00	27.193% N/A		Capital and Northern Region
CA-12-146	Tierra Springs Apartments	Large Family	\$825,871	\$3,335,242	148.00	16.690% N/A		North and East Bay Region
CA-12-147	Garden Village	Large Family	\$790,029	\$2,633,429	148.00	27.214% N/A		Capital and Northern Region
CA-12-148	Sunset Valley Duplexes	Large Family	\$1,189,001	\$3,693,337	148.00	26.954% Rural		N/A
CA-12-149	Shasta Lake Seniors	Seniors	\$339,368	\$1,357,471	148.00	48.725% Rural		N/A
CA-12-150	Tuolumne Apartments	N/A	\$638,302	\$0	138.00	5.407% Rural		N/A
CA-12-151	Lakeshore Village Apartments	Large Family	\$2,186,117	\$0	148.00	4.246% Nonprofit		Inland Empire Region
CA-12-152	Bardsley Gardens Apartments	At-Risk	\$413,567	\$1,400,115	148.00	19.628% At-Risk		Central Region
CA-12-153	Willows Apartments	At-Risk	\$361,408	\$0	148.00	20.575% At-Risk		N/A
CA-12-154	Bradford Apartments	Large Family	\$704,901	\$0	148.00	47.785% Nonprofit		Central Region
CA-12-155	Manali Town Homes	Large Family	\$666,588	\$0	143.00	3.712% N/A		Los Angeles County
CA-12-156	Cypress Senior Living	Seniors	\$292,069	\$0	148.00	43.909% N/A		Los Angeles County
CA-12-157	Warthan Place Apartments	Large Family	\$936,898	\$3,747,592	148.00	12.614% Rural		N/A
CA-12-158	West Capitol Courtyards I	Large Family	\$336,645	\$0	148.00	57.020% N/A		Capital and Northern Region
CA-12-159	Ridgeway Studios	SRO	\$426,847	\$0	148.00	50.809% Special Needs/SRO		Capital and Northern Region
CA-12-160	The Alexander Apartments	Seniors	\$1,574,749	\$0	148.00	7.622% N/A		Orange County
CA-12-161	Amberwood II Apartments/Armona Village*	At-Risk	\$464,944	\$1,545,177	148.00	57.417% N/A		Central Region

* Applicant applied in the Rural/RHS 515 set aside, but TCAC staff determined the project is not rural. Project is now competing in the Central Region.

Nine Percent (9%) Applications
2012 Second Round (as Applied) - REVISED

TCAC NUMBER	PROJECT NAME	HOUSING TYPE	FEDERAL	STATE CREDIT	POINTS SELF	TIE-BREAKER	SET ASIDE	REGION
			CREDIT REQUESTED	REQUESTED	SCORE TOTAL	SELF SCORE		
CA-12-162	Fairway Apartments	Large Family	\$788,872	\$0	148.00	4.270% N/A		Inland Empire Region
CA-12-163	Calico Family Apartments	Special Needs	\$1,443,424	\$0	137.00	3.886% Special Needs/SRO		Inland Empire Region
CA-12-164	Lincoln Courtyard Apartments	Large Family	\$950,283	\$3,801,133	125.00	3.051% Rural		N/A
CA-12-165	Hughson Family Apartments	Large Family	\$935,907	\$3,743,627	126.00	3.050% Rural		N/A
CA-12-166	Sycamore Family Apartments II	Large Family	\$1,109,547	\$4,438,187	148.00	9.571% Rural/RHS 515		N/A
CA-12-167	Diamond Court Family Apartments	Large Family	\$559,720	\$2,238,880	138.00	2.129% Rural		N/A
CA-12-168	Sequoia Villas	Large Family	\$416,099	\$0	148.00	30.242% Rural		N/A
CA-12-169	Riverbank Central Apartments	Large Family	\$1,273,939	\$5,095,757	132.00	2.353% Rural		N/A
CA-12-170	Avila Avenue Apartments II	Large Family	\$526,855	\$2,107,420	128.00	2.768% Rural		N/A
CA-12-171	The Gardens at San Juan	Large Family	\$1,009,853	\$4,039,410	128.00	5.305% Rural		N/A
CA-12-172	The Aspens at South Lake	Large Family	\$876,618	\$3,506,473	148.00	31.163% Rural		N/A
CA-12-173	The Grove Apartments	Large Family	\$949,319	\$0	148.00	2.636% N/A		Capital and Northern Region
CA-12-174	San Antonio Apartments	Large Family	\$784,983	\$3,139,933	148.00	42.574% Rural		N/A
CA-12-175	Williams Senior Apartments	Seniors	\$654,159	\$2,616,635	148.00	38.270% Rural		N/A
CA-12-176	Tierra Buena Family Apartments	Large Family	\$819,755	\$0	144.50	4.986% Rural		N/A
CA-12-177	Descanso Place IV	Large Family	\$249,891	\$999,563	148.00	2.874% N/A		Central Region
CA-12-178	Descanso Place III	Large Family	\$506,468	\$2,025,873	148.00	16.211% N/A		Central Region
CA-12-179	Calistoga Family Apartments	Large Family	\$1,159,763	\$0	133.00	7.493% Rural		N/A
CA-12-180	Oak Ridge Family Apartments	Large Family	\$551,369	\$2,205,258	148.00	5.290% N/A		North and East Bay Region
CA-12-181	Reedley Family Apartments	Large Family	\$1,138,236	\$4,552,945	148.00	20.187% Rural		N/A
CA-12-182	Ohlone Gardens	Large Family	\$1,214,218	\$4,856,872	148.00	40.026% Nonprofit		North and East Bay Region
CA-12-183	460 Grand Avenue Apartments	Large Family	\$967,606	\$3,870,424	148.00	62.022% N/A		North and East Bay Region
CA-12-184	Parc Grove Commons Northwest	Large Family	\$1,380,536	\$5,522,144	148.00	47.218% N/A		Central Region
CA-12-185	Bridges at Florence Apartments	Seniors	\$426,364	\$0	148.00	50.967% N/A		Central Region
CA-12-186	Third Avenue Apartments	Large Family	\$1,185,503	\$4,742,012	148.00	50.568% Nonprofit		North and East Bay Region
CA-12-187	University Avenue Cooperative Housing	At-Risk	\$606,586	\$2,021,953	148.00	61.724% At-Risk		North and East Bay Region
CA-12-188	MacArthur Park Apartments Phase B	Large Family	\$2,290,971	\$0	148.00	45.787% N/A		Los Angeles County
CA-12-189	Kendrea Place Family Apartments	Large Family	\$649,324	\$2,597,295	148.00	25.069% Rural/RHS 515		N/A
CA-12-190	New Pershing Apartments	Special Needs	\$1,531,471	\$0	148.00	58.578% NPHA		Los Angeles County
CA-12-191	Palmer Villas	Large Family	\$862,281	\$3,483,964	148.00	8.519% Rural		N/A
CA-12-192	Valley Oaks Apartments (Phase III)	Large Family	\$949,434	\$0	148.00	2.438% N/A		Central Region
CA-12-193	Cerritos Avenue Apartments	Large Family	\$1,278,998	\$0	148.00	27.499% N/A		Orange County
CA-12-194	Haciendas Apartments II	Large Family	\$790,575	\$3,162,298	148.00	30.980% Rural		N/A
CA-12-195	Oak Park Apartments II	Large Family	\$1,139,645	\$4,558,575	148.00	31.810% Rural		N/A
CA-12-196	Cedar Glen Apartments	Large Family	\$1,263,177	\$0	148.00	37.546% N/A		Inland Empire Region
CA-12-197	Mesa Commons Apartments	Large Family	\$1,586,107	\$0	148.00	32.249% N/A		San Diego County
CA-12-198	Beaumont Commons	Large Family	\$819,436	\$0	148.00	29.595% N/A		Inland Empire Region
CA-12-199	Lakeside Senior Apartments	Seniors	\$1,530,301	\$6,121,206	148.00	64.399% Nonprofit		North and East Bay Region
CA-12-200	Sage Park	Large Family	\$1,884,099	\$0	148.00	31.748% Nonprofit		Los Angeles County
CA-12-201	Sonata at Riverpark	Large Family	\$917,700	\$0	148.00	37.595% N/A		Central Coast Region
CA-12-202	West San Carlos Senior Apartments	Seniors	\$1,168,891	\$4,675,563	148.00	43.250% N/A		South and West Bay Region
CA-12-203	The Crossings on Amigo	Large Family	\$1,996,139	\$0	148.00	11.157% N/A		Los Angeles County
CA-12-204	Horizons at Olive Street	Large Family	\$1,331,843	\$0	148.00	3.862% N/A		Inland Empire Region
CA-12-205	Marion Villas	Seniors	\$407,623	\$1,630,490	148.00	30.549% Rural		N/A
CA-12-206	Mill Creek Courtyard	Seniors	\$661,051	\$0	148.00	45.638% N/A		Central Region

Nine Percent (9%) Applications
2012 Second 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-12-207	C.L. Dellums Apartments	Special Needs	\$615,360	\$0	148.00	61.738%	Special Needs/SRO	North and East Bay Region
CA-12-208	Beswick Senior Apartments	Special Needs	\$817,843	\$0	148.00	42.356%	NPHA	Los Angeles County
CA-12-209	Soy Y Luna Apartments	Large Family	\$1,390,540	\$0	148.00	31.845%	Nonprofit	Los Angeles County
CA-12-210	Vista Montana Apartments**	Large Family	\$878,153	\$3,511,091	148.00	46.312%	Rural/RHS 514	N/A
CA-12-211	Allied Plaza Senior Apartments	Seniors	\$584,791	\$2,339,164	148.00	16.379%	N/A	Central Region
CA-12-212	Pacific Avenue Arts Colony	Large Family	\$1,152,248	\$0	148.00	30.241%	N/A	Los Angeles County
CA-12-213	Compton Senior Apartments	Seniors	\$821,401	\$0	148.00	57.700%	N/A	Los Angeles County
CA-12-214	Long Beach & 21st Apartments	Seniors	\$903,460	\$0	148.00	25.212%	N/A	Los Angeles County
CA-12-215	Norwalk Towers Apartments	Seniors	\$2,050,837	\$0	148.00	55.021%	At-Risk	Los Angeles County
CA-12-216	Parkview Apartments	Large Family	\$1,768,748	\$0	148.00	57.195%	N/A	San Diego County
CA-12-217	Fitzpatrick Townhomes	Large Family	\$1,804,916	\$0	148.00	9.059%	N/A	San Diego County
CA-12-218	Horizons at Yucaipa	Seniors	\$1,928,842	\$0	148.00	25.902%	N/A	Inland Empire Region
CA-12-219	Crossroads	Large Family	\$1,392,762	\$5,571,047	148.00	23.014%	N/A	North and East Bay Region
CA-12-220	Oak Creek Terrace	Large Family	\$766,237	\$0	148.00	34.738%	N/A	North and East Bay Region
CA-12-221	Tower Apartments	Large Family	\$338,283	\$1,127,611	148.00	59.488%	N/A	North and East Bay Region
CA-12-222	Jackson Manor Apartments	Seniors	\$326,905	\$0	148.00	25.716%	Rural	N/A
CA-12-223	HFL Sequoia Apartments	Special Needs	\$518,707	\$0	148.00	73.445%	NPHA	Los Angeles County
CA-12-224	Linda Vista	Seniors	\$1,601,682	\$0	148.00	27.639%	N/A	Los Angeles County
CA-12-225	Montclair 4 Special Needs	Special Needs	\$360,137	\$0	148.00	67.155%	Nonprofit	Inland Empire Region
CA-12-226	Yucca Valley Senior Apartments	Seniors	\$1,087,274	\$0	148.00	37.326%	Rural	N/A
CA-12-227	Oakcrest Terrace	Large Family	\$1,642,308	\$0	144.00	31.284%	Nonprofit	Orange County
CA-12-228	Crossroads at Rialto	Seniors	\$1,379,342	\$0	148.00	49.550%	N/A	Inland Empire Region
CA-12-229	Warwick Terrace	Large Family	\$1,315,493	\$0	148.00	14.241%	At-Risk	Los Angeles County
CA-12-230	Citronica Two	Seniors	\$1,369,385	\$0	148.00	27.370%	N/A	San Diego County
CA-12-231	Vermont Villas	Seniors	\$1,194,246	\$0	148.00	8.054%	N/A	Los Angeles County
CA-12-232	Serrano Gallery	Large Family	\$1,741,100	\$0	148.00	8.002%	N/A	Los Angeles County
CA-12-233	Palm Grove Apartments	Large Family	\$824,543	\$0	148.00	41.045%	At-Risk	Central Coast Region
CA-12-234	Los Feliz Apartments	Large Family	\$1,165,901	\$0	148.00	63.291%	Nonprofit	Central Coast Region
CA-12-235	Colina Vista Apartments	Large Family	\$556,517	\$0	148.00	47.970%	Rural	N/A
CA-12-236	McCloud River Apartments	At-Risk	\$440,311	\$0	148.00	40.556%	Rural	N/A

**Applicant applied in the Inland Empire region, but TCAC staff determined the project to be rural. Project is now competing in the Rural/RHS 514 set-aside.

Tax Exempt Bond Financed Projects (4% Applications) Requesting Federal and State Credits
2012 Second Round (as Applied) - **REVISED**

TCAC NUMBER	PROJECT NAME	HOUSING TYPE	FEDERAL CREDIT REQUESTED	STATE CREDIT REQUESTED	POINTS SELF SCORE TOTAL	TIE-BREAKER SELF SCORE	REGION
CA-12-854	Broadway-Sansome Apartments	N/A	\$1,108,438	\$4,503,029	116.00	74.651%	San Francisco County
CA-12-855	Kings Valley Senior Apartments	Seniors	\$408,714	\$1,140,296	124.00	14.260%	Capital and Northern Region
CA-12-856	Bridge Triangle	Large Family	\$925,884	\$3,761,405	124.00	32.611%	Capital and Northern Region
CA-12-857	South Hayward BART Family & Senior	Large Family	\$1,499,371	\$6,091,192	121.00	53.050%	North and East Bay Region
CA-12-858	Redwood Lodge	Special Needs	\$209,708	\$477,195	121.00	30.715%	North and East Bay Region
CA-12-859	Eden Issei Terrace	Seniors	\$660,393	\$1,324,831	116.00	16.055%	North and East Bay Region
CA-12-860	Olive Tree	Special Needs	\$170,710	\$419,778	121.00	22.844%	North and East Bay Region
CA-12-861	Century Village Apartments	N/A	\$760,169	\$1,515,961	115.00	18.128%	North and East Bay Region
CA-12-862	Taylor Terrace Apartments	Large Family	\$492,751	\$775,187	115.00	36.291%	Capital and Northern Region
CA-12-863	Round Walk Village Rehab	Large Family	\$707,511	\$1,297,216	126.00	9.362%	North and East Bay Region