

TCAC 9% 2016 Round 1 Summary



Premise

In an effort for the affordable housing industry to be informed and effective, I am sharing our analysis of the TCAC 9% 2016 1st Round results. Please note that even though we made best efforts to accurately aggregate and summarize the data, we share it with no guarantees attached. While the information contained in this report may be useful for making policy and or business decisions, beware that you use it at your own risk. Feel free to distribute this information as widely as you would like; the analysis is intended to benefit the industry as a whole.

Since we published our simulation of the 1st round results on 3/8/2016 I have been asked numerous times how accurate the simulation turned out. Since the simulation assumes no applicants lose points, have tiebreakers reduced, or are disqualified (which actually happened to 24 applicants) the simulation will never be 100% accurate. However, the simulator determined 89% of the 37 actual awards and was correct about 83% of its 40 award determinations.

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Executive Summary

The 9% competition saw higher tiebreakers despite fewer applications. Historically tiebreakers rise and fall along with the quantity of applications; however, this round the correlation did not hold. This could be due to the recent change counting nonpublic funds towards the tiebreaker. Expect more analysis from us later in the year after we mine the applications for more specifics.

Only 91% of the credits available this round were awarded to applicants. The approximate \$44M of government resources not deployed were primarily due to unused credits in the San Francisco County and Los Angeles City regions, which are systematically not competitive.

Most applicants will need a maximum score next round. The At-risk set aside and Orange County region are the most likely pools for a non max-scoring project to be awarded. Ignoring single jurisdiction regions, there are 4 regions that would be undersubscribed in the second round if no new applications are received (not likely just indicative of competitiveness).

Special Needs was the only housing type to be exhausted this round. A recent regulation change increased the Special Needs housing type goal from 15% to 25%, yet the goal was still met at award #27. The Special Needs applicants requested \$16,725,145 or 35% of the credits available this round.

First time applicants in the second round will need strong tiebreakers. The average tiebreaker of the applications next in line for funding in each set aside/region average 41.8%.

More applications are getting their points or tiebreaker reduced than historically. Of the 73 applications received, we estimate TCAC staff did not review 26 that were not in line for an award based on their self-score. Of the approximate 47 applications TCAC staff likely reviewed, 24 (51%) had their scores reduced in some way.

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Section 1a (General Information for the State as a Whole)

On a statewide basis, 73 projects applied in the Round 1-2016 9% competition. In total, 37 applicants (50.68%) were awarded 9% credits. On a per project basis, the competition was oversubscribed 2.0 : 1.0. The 73 applications requested \$81,772,966 credits combined, but only \$44,021,904 of the available \$48,250,660 (91%) were allocated. On a per credit basis, the competition was oversubscribed 1.7 : 1.0.

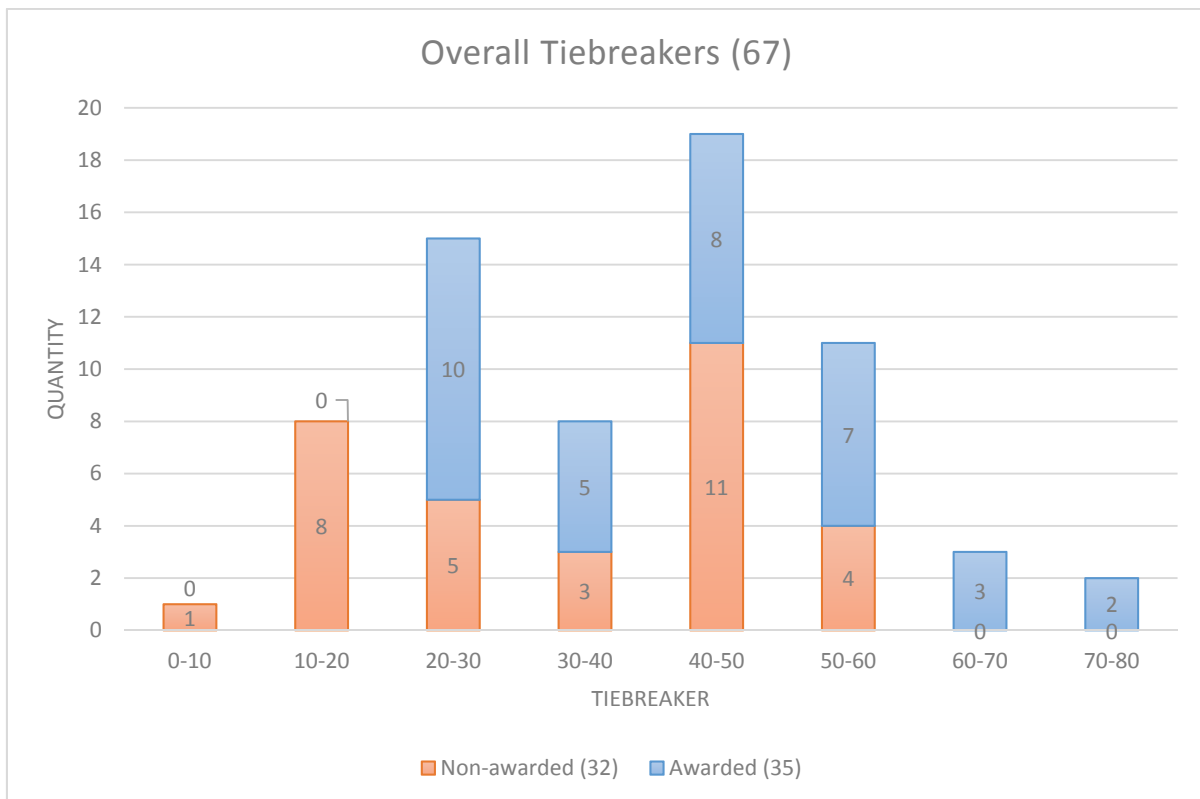
The competition consisted of 54 new applications (74%) and 19 resubmittals (26%). This round, 48% of new applications and 58% of resubmittals were awarded.

At the onset, 72 applications claimed maximum points. However, after TCAC reviewed the applications likely to be awarded, 4 had their points reduced, 18 had their tiebreaker modified, and 2 were disqualified. Of the awarded applications, 16 (43%) had their tiebreaker modified: 10 decreased by an average of -0.89% and 6 increased by an average of 0.50%.

TABLE 1.1 (Tiebreaker Statistics for Max Scoring Applications)

	Overall (67)	Awarded (35)	Non-Awarded (32)
Highest tiebreaker	73.57%	73.57%	55.56%
Lowest tiebreaker	8.11%	20.05%	8.11%
Average tiebreaker	38.13%	42.88%	32.94%

CHART 1.1 (State-wide Tiebreaker Distribution for Max Scoring Applications)

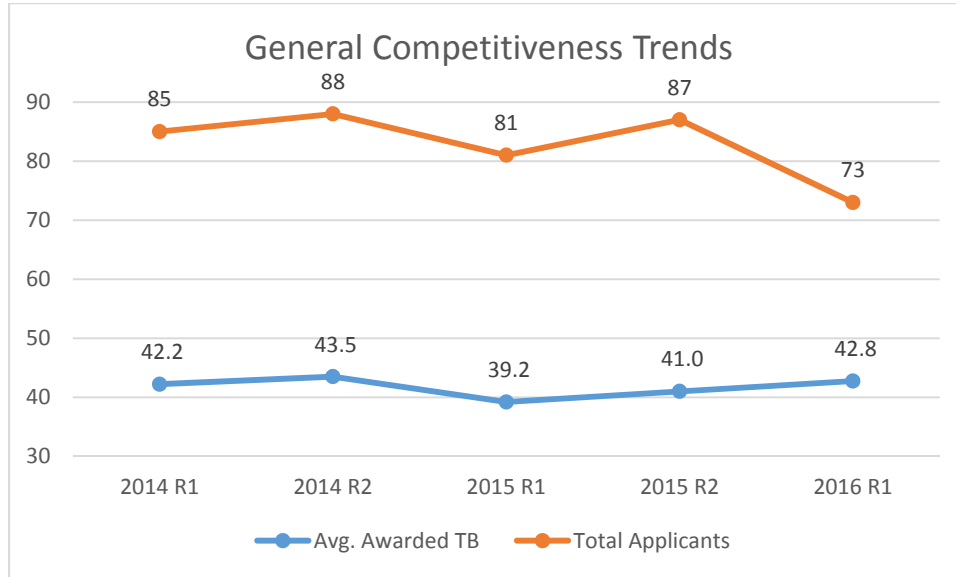


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Section 1b (Trend Analysis for the State as a Whole)

Year over year, the average tiebreaker is up from 39.20% to 42.88% and the number of applications is down.

CHART 1.2 (Competition Statistics)



Section 2a (General Information for the Set Aside Apportionment)

There were 52 applications (71%) that were eligible to compete in the Set Asides. Of these applications, 18 (35%) were awarded, 21 cascaded to the Geographic Apportionment, and 13 were not eligible to cascade. On a per project basis, the Set Asides were oversubscribed by 2.9 : 1.0.

TABLE 2.1 (Set Aside Award & Tiebreaker Statistics)

	Awards/Applicants	High Win	Avg. Win	Low Win	High Lose
NPHA	5 / 6 (83%)	64.4%	52.2%	42.0%	43.9%
Nonprofit General	0 / 15 (00%)	-	-	-	55.6%
Rural HOME/RHS	2 / 3 (67%)	27.3%	25.1%	22.8%	137 pts
Rural Native American	1 / 1 (100%)	131 pts	-	-	-
Rural General	6 / 18 (33%)	37.5%	28.2%	24.0%	20.8%
At-Risk	3 / 4 (75%)	42.8%	36.5%	25.1%	14.6%
Special Needs/SRO	1 / 10 (10%)	73.6%	-	-	43.9%

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Section 2b (General Information for the Geographic Apportionment)

There were 43 applications (59%) that were eligible to compete in the Geographic Apportionment, of which 41 scored the maximum points. Of the 43 applications, 19 (44%) were awarded and 24 (56%) were not. Overall the Geographic Apportionment was oversubscribed by 2.3 : 1.0.

CHART 2.1 (Geographic Apportionment Tiebreaker Distribution for Max Scoring Applications)

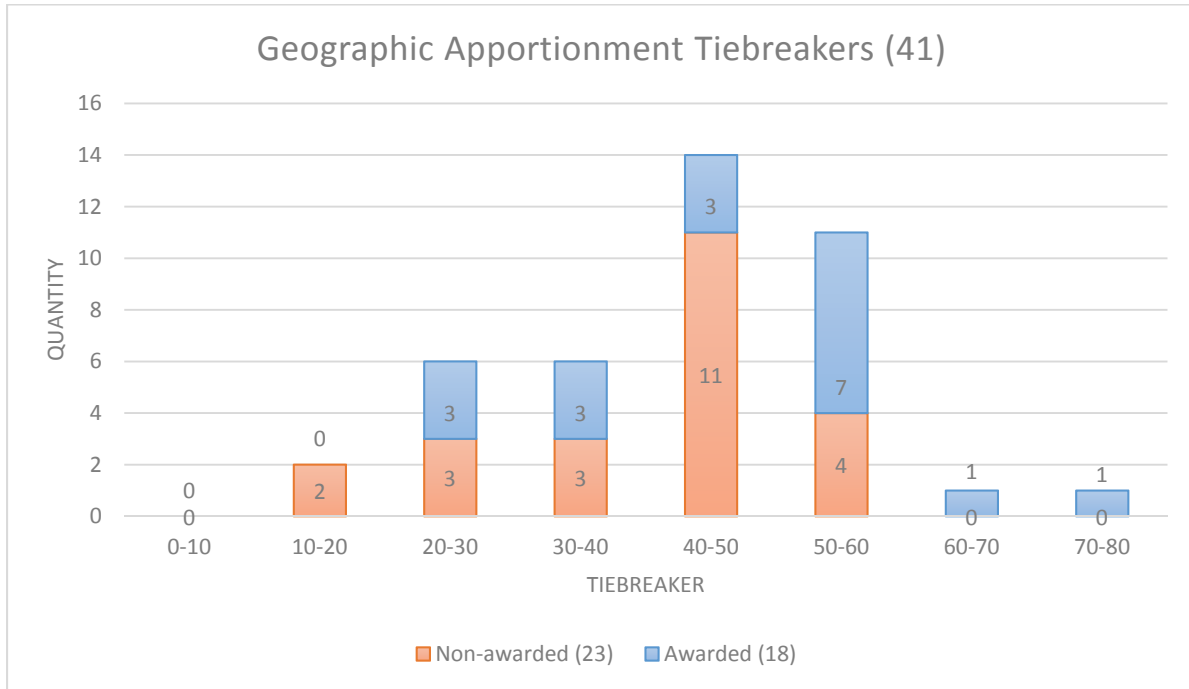


TABLE 2.2 (Geographic Apportionment Award & Tiebreaker Statistics)

	Awards/Applicants	High Win	Avg. Win	Low Win	High Lose
San Francisco County	0 / 0 (00%)	-	-	-	-
Central Coast Region	1 / 4 (25%)	57.4%	-	-	49.1%
South and West Bay Region	1 / 2 (50%)	52.6%	-	-	52.0%
Capital and Northern Region	1 / 4 (25%)	45.7%	-	-	43.0%
Orange County	1 / 2 (50%)	133 pts	-	-	132 pts
Inland Empire Region	1 / 4 (25%)	53.6%	-	-	44.5%
San Diego County	3 / 5 (60%)	58.6%	51.8%	42.3%	44.9%
Central Valley Region	2 / 6 (33%)	50.9%	41.6%	32.4%	32.2%
North and East Bay Region	2 / 7 (29%)	73.1%	64.7%	56.3%	55.6%
Balance of LA County	4 / 6 (67%)	68.2%	43.0%	20.1%	43.3%
City of Los Angeles	3 / 3 (100%)	32.9%	29.3%	26.9%	-

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Section 3a (Specific Information for each Set Aside)

NONPROFIT SET ASIDE

The Nonprofit Set Aside had \$4,659,910 credits available to it. Overall, there were 20 applications requesting \$21,132,501 credits. On a per credit basis, the set aside was oversubscribed 4.5 : 1.0. It's important to note there were a total of 6 Non-profit Homeless Assistance applicants requesting \$5,185,506 credits. The NPHA applicants alone, were oversubscribed 1.1 : 1.0. There were 6 resubmitted applications and 14 new competitors. Given the awarding of \$4,701,185 credits, the set aside will deduct the -\$41,275 overage from the second round. We estimate that in the second round of 2016, the Nonprofit set aside will be allotted \$4,618,625 credits.

TABLE 3.1 (Nonprofit Set Aside Competitors)

Awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	Cumulative %
King 1101	CA-16-067	Special Needs	64.37%	736,560	16%
Canon Kip Community	CA-16-016	Special Needs	62.81%	810,370	33%
Fullerton Heights	CA-16-073	Special Needs	47.00%	868,553	52%
Palo Verde Apartments	CA-16-052	Special Needs	44.78%	1,385,741	82%
Illinois Avenue Apartments	CA-16-031	Special Needs	42.03%	899,961	101%
Non-awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	% Next Round
Eagle Family Housing	CA-16-010	Large Family	55.56%	881,520	19%
Met South	CA-16-049	Large Family	52.00%	905,407	39%
Redwood Hill Townhomes	CA-16-036	Large Family	51.79%	904,966	58%
PARC 55 Senior Apartments	CA-16-059	Seniors	51.36%	1,750,106	96%
Grace Village Apartments	CA-16-057	Seniors	49.13%	1,298,279	124%
Snapdragon Apartments,	CA-16-072	Special Needs	43.90%	484,321	135%
180 W. Beamer Street	CA-16-027	Large Family	42.98%	1,605,532	170%
Villa de San Joaquin	CA-16-020	Large Family	23.92%	586,155	182%

RURAL SET ASIDE

The Rural Set Aside had \$9,819,820 credits available to it for the overall pool. Of the overall amount; \$1,304,775 credits were earmarked for RHS/HOME priority applications and \$1,000,000 credits were earmarked for Native American priority applications. After awarding priority applications, the remainder of the overall pool is awarded to applicants solely based on their score/tiebreaker. Overall, there were 21 applications requesting \$20,179,788 credits. On a per credit basis, the set aside was oversubscribed 2.1 : 1.0. The competition consisted of 4 resubmittals and 17 new applications. Given the award of \$9,965,206, the -\$145,386 overage will be deducted from the second round. The Native American sub funding pool is allotted \$1,000,000 credits per year all in the first round. It is estimated that in the second round, the Rural set-aside will be allotted \$8,674,434 credits.

(see Table 3.2 on the following page)

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TABLE 3.2 (Rural Set Aside Competitors)

Awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	Cumulative %
Rolling Hills II	CA-16-056	Large Family	27.30%	794,415	8%
Vista de Oro Apartments	CA-16-062	Large Family	22.85%	1,672,801	25%
QHA Homes I	CA-16-075	Large Family	131 pts	1,257,285	38%
Adobe Villas Apartments	CA-16-042	At-Risk	37.46%	408,832	42%
Pippin Apartments	CA-16-069	Large Family	33.43%	1,774,715	60%
Villa del Comanche	CA-16-043	At-Risk	26.19%	475,463	65%
Haciendas 3	CA-16-035	Large Family	24.35%	1,449,552	80%
Desert Hot Springs Portfolio	CA-16-055	SRO	24.02%	1,537,088	95%
Stony Creek Senior	CA-16-063	Seniors	24.02%	595,055	101%
Non-awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	% Next Round
Grass Valley Terrace	CA-16-041	At-Risk	20.81%	1,069,350	12%
Oakhurst Apartments	CA-16-044	At-Risk	20.42%	907,435	22%
Cinnamon Villas	CA-16-061	Seniors	19.77%	327,196	25%
Magill Terrace	CA-16-053	Large Family	19.06%	1,431,379	41%
Bridge View Apartments	CA-16-017	Large Family	18.47%	749,647	49%
Sierra Heights Apartments	CA-16-032	Seniors	16.11%	610,792	56%
Sanger Crossing Apartments	CA-16-065	Large Family	14.67%	614,039	62%
Brawley Senior Apartments	CA-16-039	Seniors	13.97%	456,420	67%
Summer Park II Apartments	CA-16-022	Large Family	8.11%	1,242,843	81%
Cesar Chavez Phase II	CA-16-045	Large Family	Not Rural	1,654,601	99%
Solinas Village/Almond	CA-16-011	Large Family	137 pts	784,785	107%
Tehachapi Manor II	CA-16-026	Seniors	137 pts	366,095	111%

AT RISK SET ASIDE

The At-Risk Set Aside had \$2,329,955 credits available to it. Overall, there were 4 applications requesting \$3,986,433 credits. On a per credit basis, the set aside was subscribed 1.7 : 1.0. There was 1 resubmitted application and 3 new competitors. Given the awarding of \$2,566,933, the -\$236,978 overage will be deducted from the second round of 2016 At-Risk set aside. We estimate the set aside will be allotted \$2,092,977 credits next round.

TABLE 3.3 (At-Risk Set Aside Competitors)

Awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	Cumulative %
New Zion Manor	CA-16-012	At-Risk	42.77%	1,464,020	63%
Atwater Apartments	CA-16-060	At-Risk	41.59%	461,155	83%
Westside Palm Apartments	CA-16-015	At-Risk	25.07%	641,758	110%
Non-awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	% Next Round
Parkview Apartments	CA-16-025	At-Risk	14.58%	1,419,500	68%

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SPECIAL NEEDS/SRO SET ASIDE

The Special Needs Set Aside had \$1,863,964 credits available to it. Overall, there were 7 applications requesting \$8,099,900 credits. On a per credit basis, the set aside was subscribed 4.3 : 1.0. There were 2 resubmitted applications and 5 new competitors. Given the awarding of \$1,947,117, the -\$83,153 overage will be deducted from the second round of 2016 Special Needs set aside. We estimate the set aside will be allotted \$1,780,811 credits next round.

TABLE 3.4 (Special Needs/SRO Set Aside Competitors)

Awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	Cumulative %
Second Street Studios	CA-16-040	Special Needs	73.57%	1,947,117	104%
Non-awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	% Next Round
Snapdragon Apartments,	CA-16-072	Special Needs	43.90%	484,321	27%
Francisquito Senior	CA-16-005	Special Needs	43.28%	1,155,749	92%
Grayson Street Apartments	CA-16-037	Special Needs	40.95%	700,617	131%
Pueblo Bonito Apartments	CA-16-007	Special Needs	38.27%	1,635,934	223%
Tegeler Hotel	CA-16-024	SRO	32.23%	691,414	262%
Newport Veterans Housing	CA-16-023	Special Needs	132 pts	283,962	278%

[Section 3b \(Specific Information for each Geographic Region\)](#)

The text in the paragraphs below account for all applications eligible to compete in each Geographic Apportionment. The tables, on the other hand, omit applications that were awarded in set asides.

SAN FRANCISCO COUNTY

The region had \$2,422,651 credits available to it (229% of a typical round). Overall, there was 1 application requesting \$1,018,157 credits. On a per credit basis, the region was subscribed 0.4 : 1.0. There were 0 resubmitted applications and 1 new competitor. Given the awarding of \$0, the \$2,422,651 remainder will be added to the San Francisco County region in the second round of 2016. We estimate the region will be allotted \$3,478,896 credits next round (329% of a typical round).

TABLE 3.5 (Regional Competitors)

Awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	Cumulative %
Non-awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	% Next Round

TCAC Regulations Section 10325(c)(10): For applications for projects within single-jurisdiction regional competitions only (the City and County of San Francisco and the City of Los Angeles geographic apportionments), the first tiebreaker shall be the presence within the submitted application of a formal letter of support for the project from either the San Francisco Mayor's Office of Housing or the Los Angeles Housing + Community Investment Department respectively

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CENTRAL COAST REGION

The region had \$1,334,667 credits available to it (90% of a typical round). Overall, there were 4 applications requesting \$3,166,769 credits. On a per credit basis, the region was subscribed 2.4 : 1.0. There was 1 resubmitted application and 3 new competitors. Given the awarding of \$837,018, the \$497,649 remainder will be added to the second round of 2016 Central Coast Region. We estimate the region will be allotted \$1,982,102 credits next round (134% of a typical round).

TABLE 3.6 (Regional Competitors)

Awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	Cumulative %
Los Adobes de Maria III	CA-16-038	Large Family	57.44%	837,018	63%
Non-awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	% Next Round
Grace Village Apartments	CA-16-057	Seniors	49.13%	1,298,279	66%
Snapdragon Apartments,	CA-16-072	Special Needs	43.90%	608,506	96%
Riverside Apartments	CA-16-071	Large Family	28.94%	422,966	118%

SOUTH AND WEST BAY REGION

The region had \$1,379,238 credits available to it (81% of a typical round). Overall, there were 3 applications requesting \$4,398,755 credits. On a per credit basis, the region was subscribed 3.2 : 1.0. There was 1 resubmitted application and 2 new competitors. Given the awarding of \$1,046,971, the \$332,268 remainder will be added to the South and West Bay Region in the second round of 2016. We estimate the region will be allotted \$2,045,098 credits next round (119% of a typical round).

TABLE 3.7 (Regional Competitors)

Awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	Cumulative %
Morgan Hill Family -	CA-16-033	Large Family	52.64%	1,046,971	76%
Non-awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	% Next Round
Met South	CA-16-049	Large Family	52.00%	905,407	44%

CAPITAL AND NORTHERN REGION

The region had \$1,728,178 credits available to it (90% of a typical round). Overall, there were 4 applications requesting \$6,070,264 credits. On a per credit basis, the region was subscribed 3.5 : 1.0. There was 1 resubmitted application and 3 new competitors. Given the awarding of \$1,409,575, the \$318,603 remainder will be added to the Capital and Northern Region in the second round of 2016. We estimate the region will be allotted \$2,231,263 credits next round (117% of a typical round).

TABLE 3.8 (Regional Competitors)

Awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	Cumulative %
623 Vernon Street	CA-16-028	Large Family	45.68%	1,409,575	82%
Non-awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	% Next Round
180 W. Beamer Street	CA-16-027	Large Family	42.98%	2,140,710	96%
Horizons at New Rancho	CA-16-013	Seniors	41.16%	1,100,480	145%
Parkview Apartments	CA-16-025	At-Risk	14.58%	1,419,500	209%

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ORANGE COUNTY

The region had \$1,526,233 credits available to it (73% of a typical round). Overall, there were 3 applications requesting \$2,961,477 credits. On a per credit basis, the region was subscribed 1.9 : 1.0. There were 2 resubmitted applications and 1 new competitor. Given the awarding of \$1,586,256, the -\$60,023 overage will be deducted from the Orange County region in the second round of 2016. We estimate the region will be allotted \$2,027,557 credits next round (97% of a typical round).

TABLE 3.9 (Regional Competitors)

Awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	Cumulative %
Oakcrest Heights (Savi	CA-16-018	Large Family	133 pts	1,586,256	104%
Non-awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	% Next Round
Newport Veterans Housing	CA-16-023	Special Needs	132 pts	283,962	14%

INLAND EMPIRE REGION

The region had \$1,927,448 credits available to it (81% of a typical round). Overall, there were 6 applications requesting \$8,992,918 credits. On a per credit basis, the region was subscribed 4.7 : 1.0. There was 1 resubmitted application and 5 new competitors. Given the awarding of \$2,078,855, the -\$151,407 overage will be deducted from the Inland Empire Region in the second round of 2016. We estimate the region will be allotted \$2,218,008 credits next round (94% of a typical round).

TABLE 3.10 (Regional Competitors)

Awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	Cumulative %
Loma Linda Veterans' Village	CA-16-054	Special Needs	53.57%	2,078,855	108%
Non-awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	% Next Round
Villa Pacifica II	CA-16-009	Seniors	44.52%	973,626	44%
Villa Hermosa Apartments	CA-16-034	Large Family	44.41%	1,640,618	118%
Fontana Sierra Family	CA-16-003	Large Family	43.51%	1,705,079	195%

SAN DIEGO COUNTY

The region had \$2,807,304 credits available to it (114% of a typical round). Overall, there were 5 applications requesting \$5,840,612 credits. On a per credit basis, the region was subscribed 2.1 : 1.0. There were 3 resubmitted applications and 2 new competitors. Given the awarding of \$3,276,141, the -\$468,837 overage will be deducted from the San Diego County region in the second round of 2016. We estimate the region will be allotted \$1,990,229 credits next round (81% of a typical round).

TABLE 3.11 (Regional Competitors)

Awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	Cumulative %
Villa Encantada	CA-16-070	Large Family	58.61%	998,203	36%
Mission Cove Seniors	CA-16-068	Seniors	54.52%	1,688,348	96%
Vista Hidden Valley	CA-16-046	Seniors	42.26%	589,590	117%
Non-awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	% Next Round
Promenade at Creekside II	CA-16-019	Large Family	44.91%	1,179,467	59%
El Dorado II Apartments - 44	CA-16-008	Large Family	44.14%	1,385,004	129%

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CENTRAL VALLEY REGION

The region had \$2,074,811 credits available to it (85% of a typical round). Overall, there were 8 applications requesting \$7,510,135 credits. On a per credit basis, the region was subscribed 3.6 : 1.0. There were 2 resubmitted applications and 6 new competitors. Given the awarding of \$2,572,172, the -\$497,361 overage will be deducted from the Central Valley Region in the second round of 2016. We estimate the region will be allotted \$1,957,695 credits next round (80% of a typical round).

TABLE 3.12 (Regional Competitors)

Awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	Cumulative %
Anchor Village	CA-16-021	Special Needs	50.87%	1,553,369	75%
Hotel Fresno Apartments	CA-16-074	Large Family	32.40%	1,018,803	124%
Non-awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	% Next Round
Tegeler Hotel	CA-16-024	SRO	32.23%	691,414	35%
Cottage Village Senior	CA-16-047	Seniors	32.00%	948,421	84%
Villa de San Joaquin	CA-16-020	Large Family	23.92%	586,155	114%
Fresno Edison Apartments	CA-16-051	Large Family	16.83%	1,298,200	180%

NORTH AND EAST BAY REGION

The region had \$2,700,640 credits available to it (88% of a typical round). Overall, there were 7 applications requesting \$7,809,749 credits. On a per credit basis, the region was subscribed 2.9 : 1.0. There were 2 resubmitted applications and 5 new competitors. Given the awarding of \$2,743,342, the -\$42,702 overage will be deducted from the North and East Bay Region in the second round of 2016. We estimate the region will be allotted \$3,040,392 credits next round (99% of a typical round).

TABLE 3.13 (Regional Competitors)

Awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	Cumulative %
Del Monte Senior Housing	CA-16-006	Seniors	73.11%	821,371	30%
3706 San Pablo	CA-16-029	Large Family	56.27%	1,921,971	102%
Non-awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	% Next Round
Eagle Family Housing	CA-16-010	Large Family	55.56%	881,520	29%
Redwood Hill Townhomes	CA-16-036	Large Family	51.79%	904,966	59%
PARC 55 Senior Apartments	CA-16-059	Seniors	51.36%	1,750,106	116%
Grayson Street Apartments	CA-16-037	Special Needs	40.95%	880,262	145%
Napa Courtyards	CA-16-064	Large Family	22.27%	649,553	167%

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BALANCE OF LOS ANGELES COUNTY

The region had \$4,344,221 credits available to it (88% of a typical round). Overall, there were 7 applications requesting \$9,699,680 credits. On a per credit basis, the region was subscribed 2.2 : 1.0. There was 1 resubmitted application and 6 new competitors. Given the awarding of \$4,451,416, the -\$107,195 overage will be deducted from the Balance of Los Angeles County region in the second round of 2016. We estimate the region will be allotted \$4,808,448 credits next round (98% of a typical round).

TABLE 3.14 (Regional Competitors)

Awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	Cumulative %
Blue Hibiscus	CA-16-014	Special Needs	68.24%	789,610	18%
401 Sepulveda	CA-16-004	Seniors	46.54%	1,312,412	48%
Middleton Place	CA-16-066	Large Family	37.01%	530,324	61%
Courson Arts Colony East	CA-16-048	Large Family	20.05%	1,819,070	102%
Non-awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	% Next Round
Francisquito Senior	CA-16-005	Special Needs	43.28%	1,452,095	30%
Pueblo Bonito Apartments	CA-16-007	Special Needs	38.27%	2,055,108	73%

CITY OF LOS ANGELES

The region had \$7,331,620 credits available to it (146% of a typical round). Overall, there were 4 applications requesting \$5,576,278 credits. On a per credit basis, the region was subscribed 0.8 : 1.0. There was 1 resubmitted application and 3 new competitors. Given the awarding of \$4,839,718, the \$2,491,902 remainder will be added to the City of Los Angeles region in the second round of 2016. We estimate the region will be allotted \$7,516,203 credits next round (150% of a typical round).

TABLE 3.15 (Regional Competitors)

Awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	Cumulative %
RHF Crenshaw Gardens	CA-16-030	Large Family	32.94%	1,376,976	19%
Crenshaw Villas	CA-16-050	Seniors	28.19%	1,457,750	39%
Rolland Curtis East	CA-16-058	Large Family	26.89%	2,004,992	66%
Non-awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	% Next Round

TCAC Regulations Section 10325(c)(10): For applications for projects within single-jurisdiction regional competitions only (the City and County of San Francisco and the City of Los Angeles geographic apportionments), the first tiebreaker shall be the presence within the submitted application of a formal letter of support for the project from either the San Francisco Mayor's Office of Housing or the Los Angeles Housing + Community Investment Department respectively

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Section 4 (Reenactment of the Award Process)

This section attempts to explain why applications that appeared to be winners were not awarded credits. It does so by reenacting the award process, pointing out adjustments made by TCAC staff. Applications that cascade to other set-asides or geographic regions appear multiple times in the reenactment. It is possible that TCAC staff made further adjustments to applications, which are not depicted herein because said adjustments did not affect an award outcome and therefore did not prompt us to enquire.

TABLE 4.1 (Reenacted Award Process- Set Asides)

Set Aside	Award #	Applicant #	Score	Tiebreaker	Housing Type	Special Notes
NPHA	1	CA-16-067	138	64.37%	Special Needs	
NPHA	2	CA-16-016	138	62.81%	Special Needs	
NPHA	3	CA-16-073	138	47.00%	Special Needs	
NPHA	4	CA-16-052	138	44.78%	Special Needs	
NPHA		CA-16-072	138	43.90%	Special Needs	DISQUALIFIED
NPHA	5	CA-16-031	138	42.03%	Special Needs	Set Aside exhausted
Nonprofit	*	CA-16-040	138	73.57%	Special Needs	
Nonprofit	*	CA-16-006	138	73.11%	Seniors	
Nonprofit	*	CA-16-014	138	68.24%	Special Needs	
Nonprofit	*	CA-16-038	138	57.44%	Large Family	
Nonprofit		CA-16-010	138	55.56%	Large Family	
Nonprofit	*	CA-16-033	138	52.64%	Large Family	
Nonprofit		CA-16-049	138	52.00%	Large Family	
Nonprofit		CA-16-036	138	51.79%	Large Family	
Nonprofit		CA-16-059	138	51.36%	Seniors	
Nonprofit		CA-16-057	138	49.13%	Seniors	
Nonprofit	*	CA-16-028	138	45.68%	Large Family	
Nonprofit		CA-16-027	138	42.98%	Large Family	
Nonprofit		CA-16-020	138	23.92%	Large Family	
Nonprofit	*	CA-16-018	133	27.68%	Large Family	
*Awarded elsewhere						Continued on Next Page...

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TABLE 4.1 (Reenacted Award Process- Set Asides Continued)

Set Aside	Award #	Applicant #	Score	Tiebreaker	Housing Type	Special Notes
Rural (RHS 514)		CA-16-045	138	42.70%	Large Family	DEEMED NOT RURAL
Rural (RHS 514)	6	CA-16-056	138	27.30%	Large Family	
Rural (RHS 514)	7	CA-16-062	138	22.85%	Large Family	
Rural (Native American)	8	CA-16-075	131	16.59%	Large Family	
Rural	9	CA-16-042	138	37.46%	At-Risk	
Rural	10	CA-16-069	138	33.43%	Large Family	
Rural	11	CA-16-043	138	26.19%	At-Risk	
Rural	12	CA-16-035	138	24.35%	Large Family	
Rural	13	CA-16-055	138	24.02%	SRO	
Rural	14	CA-16-063	138	24.02%	Seniors	Set Aside exhausted
Rural		CA-16-041	138	20.81%	At-Risk	
Rural		CA-16-044	138	20.42%	At-Risk	
Rural		CA-16-061	138	19.77%	Seniors	
Rural		CA-16-053	138	19.06%	Large Family	
Rural		CA-16-017	138	18.47%	Large Family	
Rural		CA-16-032	138	16.11%	Seniors	
Rural		CA-16-065	138	14.67%	Large Family	
Rural		CA-16-039	138	13.97%	Seniors	
Rural		CA-16-022	138	8.11%	Large Family	
Rural		CA-16-011	137	37.05%	Large Family	
Rural		CA-16-026	137	33.73%	Seniors	
At-Risk	15	CA-16-012	138	42.77%	At-Risk	
At-Risk	16	CA-16-060	138	41.59%	At-Risk	
At-Risk	17	CA-16-015	138	25.07%	At-Risk	Set Aside exhausted
At-Risk		CA-16-025	138	14.58%	At-Risk	
Special Needs/SRO	18	CA-16-040	138	73.57%	Special Needs	Set Aside exhausted
Special Needs/SRO	*	CA-16-054	138	53.57%	Special Needs	
Special Needs/SRO	*	CA-16-021	138	50.87%	Special Needs	
Special Needs/SRO		CA-16-005	138	43.28%	Special Needs	
Special Needs/SRO		CA-16-037	138	40.95%	Special Needs	
Special Needs/SRO		CA-16-007	138	38.27%	Special Needs	
Special Needs/SRO		CA-16-024	138	32.23%	SRO	
Special Needs/SRO		CA-16-023	132	50.06%	Special Needs	
*Awarded elsewhere						

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TABLE 4.2 (Reenacted Award Process- Geographic Regions)

Region	Award #	Applicant #	Score	Tiebreaker	Housing Type	Special Notes
San Francisco County	-	-	-	-	-	
Central Coast Region	19	CA-16-038	138	57.44%	Large Family	
Central Coast Region		CA-16-057	138	49.13%	Seniors	Skipped: 125% rule
Central Coast Region		CA-16-072	138	43.90%	Special Needs	Skipped: 125% rule
Central Coast Region		CA-16-071	138	28.94%	Large Family	TB < 75% of skipped 49.13% TB
South and West Bay	20	CA-16-033	138	52.64%	Large Family	
South and West Bay		CA-16-049	137	59.17%	Large Family	LOST POINTS
Capital and Northern	21	CA-16-028	138	45.68%	Large Family	
Capital and Northern		CA-16-027	138	42.98%	Large Family	
Capital and Northern		CA-16-013	138	41.16%	Seniors	
Capital and Northern		CA-16-025	138	14.58%	At-Risk	
Orange County	22	CA-16-018	133	27.68%	Large Family	Region funds gone
Orange County		CA-16-023	132	50.06%	Special Needs	
Inland Empire Region	23	CA-16-054	138	53.57%	Special Needs	Region funds gone
Inland Empire Region		CA-16-009	138	44.52%	Seniors	
Inland Empire Region		CA-16-034	138	44.41%	Large Family	
Inland Empire Region		CA-16-003	138	43.51%	Large Family	
San Diego County	24	CA-16-070	138	58.61%	Large Family	
San Diego County	29	CA-16-068	138	54.52%	Seniors	
San Diego County		CA-16-019	138	44.91%	Large Family	Skipped: 125% rule
San Diego County		CA-16-008	138	44.14%	Large Family	Skipped: 125% rule
San Diego County	34	CA-16-046	138	42.26%	Seniors	Region funds gone
Central Valley Region	25	CA-16-021	138	50.87%	Special Needs	
Central Valley Region		CA-16-047	138	34.14%	Seniors	LOST TIEBREAKER POINTS
Central Valley Region	30	CA-16-074	138	32.40%	Large Family	Region funds gone
Central Valley Region		CA-16-024	138	32.23%	SRO	
Central Valley Region		CA-16-020	138	23.92%	Large Family	
Central Valley Region		CA-16-051	138	16.83%	Large Family	
*Awarded elsewhere						Continued on Next Page...

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TABLE 4.2 (Reenacted Award Process- Geographic Regions Continued)

Region	Award #	Applicant #	Score	Tiebreaker	Housing Type	Special Notes
North & East Bay Region	26	CA-16-006	138	73.11%	Seniors	
North & East Bay Region	31	CA-16-029	138	56.27%	Large Family	Region funds gone
North & East Bay Region		CA-16-010	138	55.56%	Large Family	
North & East Bay Region		CA-16-036	138	51.79%	Large Family	
North & East Bay Region		CA-16-059	138	51.36%	Seniors	
North & East Bay Region		CA-16-037	138	40.95%	Special Needs	
North & East Bay Region		CA-16-064	138	22.27%	Large Family	
Balance of LA County	27	CA-16-014	138	68.24%	Special Needs	Housing Type Goal Met
Balance of LA County	32	CA-16-004	138	46.54%	Seniors	
Balance of LA County		CA-16-005	138	43.28%	Special Needs	Skipped: Housing type gone
Balance of LA County		CA-16-007	138	38.27%	Special Needs	Skipped: Housing type gone
Balance of LA County	35	CA-16-066	138	37.01%	Large Family	
Balance of LA County	37	CA-16-048	138	20.05%	Large Family	Region funds gone
City of Los Angeles	28	CA-16-030	138	32.94%	Large Family	
City of Los Angeles	33	CA-16-050	138	28.19%	Seniors	
City of Los Angeles	36	CA-16-058	138	26.89%	Large Family	
*Awarded elsewhere						

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TABLE 4.3 (Estimated Credits Available in Round 2—2016)

Set Aside	Balance	Next Round	Typical Round
Nonprofit	\$-41,275	\$4,618,625	\$4,659,910
Rural	-645,386	8,674,434	9,319,820
At Risk	-236,978	2,092,977	2,329,955
Special Needs/SRO	-83,153	1,780,811	1,863,964
Supplemental SA	2,289,154	2,289,154	2,795,946
Geographic	Balance	Next Round	Typical Round
San Francisco County	\$2,422,651	\$3,478,896	\$1,056,245
Central Coast Region	497,649	1,982,102	1,484,453
South and West Bay Region	332,268	2,045,098	1,712,830
Capital and Northern Region	318,603	2,231,263	1,912,660
Orange County	-56,386	2,027,557	2,083,943
Inland Empire Region	-151,407	2,218,008	2,369,415
San Diego County	-464,827	1,990,229	2,455,056
Central Valley Region	-497,361	1,957,695	2,455,056
North and East Bay Region	-42,702	3,040,392	3,083,094
Balance of Los Angeles County	-101,665	4,808,448	4,910,113
City of Los Angeles	2,491,902	7,516,203	5,024,301