

TCAC 9% 2016 Round 2 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 2nd 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 2nd round results on 7/13/2016 I have been asked numerous times how accurate the simulation turned out. Since the simulation assumes no applicants lose points, have tiebreakers modified, or are disqualified (which actually happened to 21 applicants) the simulation will never be 100% accurate. However, the simulator determined 86% of the 41 actual awards and was correct about 93% of its 44 award determinations.

We delayed providing this report until after the TCAC October meeting as the committee was still considering projects for award. We have chosen not to delay the report further even though TCAC staff intends to fund projects from the waiting list. We will send an addendum to this report showing the regions that changed due to waiting list awards.

Please note that credit estimates provided herein do not take into effect potential waiting list awards or potential regulation changes that would alter credit amounts. We will provide updated credit estimates after the waiting list awards are announced.

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Executive Summary

Only 89% of the credits available this round were awarded to applicants. The approximate \$5.6M 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. TCAC staff plans to award applicants from the waiting list in November.

None of the housing type goals were exhausted this round. Historically the Senior and or Special Needs housing type is exhausted and applications are skipped for other underserved housing types.

First time applicants in 2017 will need strong tiebreakers. The average tiebreaker of the applications next in line for funding in each set aside/region average 42.8%. Furthermore, new construction applicants with greater than 70 units will receive a tiebreaker increase in 2017. Of the 71 new construction applicants 18 (25%) had 70 or greater units. Ballpark estimates indicate winning tiebreakers will increase 2% points on average.

Adjustments to applicant self-scores remain prevalent. Of the 87 applications received, we estimate TCAC staff did not review 41 that were not in line for an award based on their self-score. Of the approximate 46 applications TCAC staff likely reviewed, 21 (45%) had their scores modified in some way. Expect this percentage to go down next year as the Committee has charged staff with proposing a rule change to allow staff more flexibility during threshold review to reduce disqualifications.

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

On a statewide basis, 87 projects applied in the Round 2-2016 9% competition. In total, 41 applicants (47%) were awarded 9% credits. On a per project basis, the competition was subscribed 2.1 : 1.0. The 87 applications requested \$98,855,912 credits combined, but only \$44,813,208 of the available \$50,462,737 (89%) were allocated. On a per credit basis, the competition was subscribed 2.0 : 1.0.

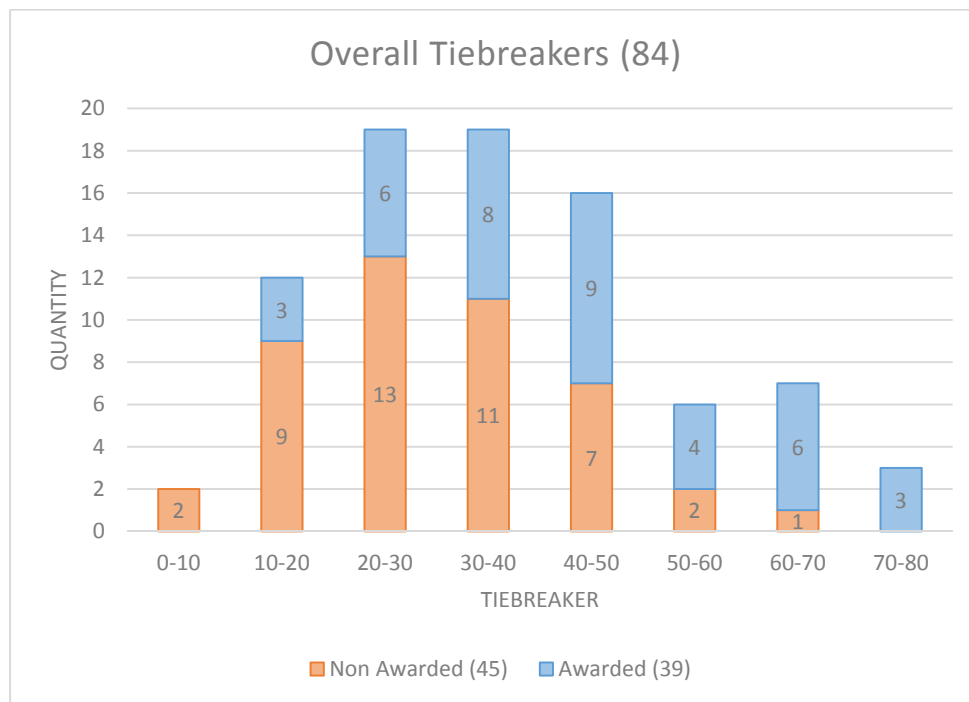
The competition consisted of 52 new applications (60%) and 35 resubmittals (40%). This round, 66% of new applications and 34% of resubmittals were awarded.

At the onset, 86 applications claimed maximum points. However, after TCAC reviewed the applications likely to be awarded, 2 had their points reduced, 15 had their tiebreaker modified, and 4 were disqualified. Of the awarded applications, 15 (17%) had their tiebreaker modified, generally less than 2% points but some as much as 9% points.

TABLE 1.1 (Tiebreaker Statistics for Max Scoring Applications)

	Overall (84)	Awarded (39)	Non Awarded (45)
Highest tiebreaker	75.47%	75.47%	62.66%
Lowest tiebreaker	4.12%	14.58%	4.12%
Average tiebreaker	36.17%	43.72%	29.63%

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

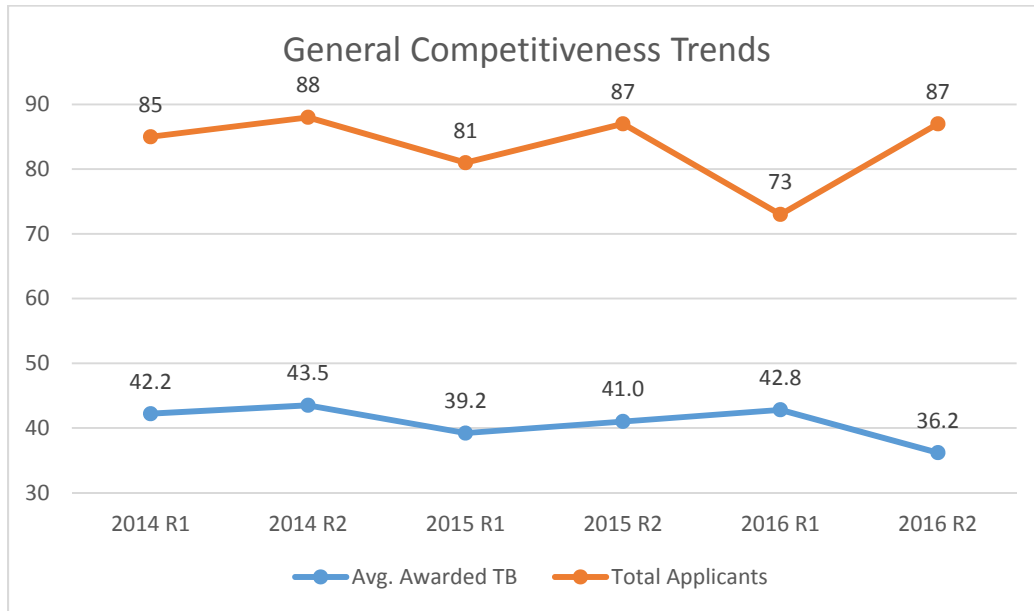


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Section 1b (Trend Analysis for the State as a Whole)

Year over year, the average tiebreaker is down from 41.0% to 36.2% and the number of applications is equal.

CHART 1.2 (Competition Statistics)



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

There were 67 applications (77%) that were eligible to compete in the Set Asides. Of these applications, 20 (30%) were awarded, 30 cascaded to the Geographic Apportionment, and 17 were not eligible to cascade. On a per project basis, the Set Asides were subscribed by 3.4 : 1.0.

TABLE 2.1 (Set Aside Award & Tiebreaker Statistics)

	Awards/Applicants	High Win	Avg. Win	Low Win	High Lose
NPHA	5 / 7 (71%)	72.32%	60.56%	43.43%	47.84%
Nonprofit General	0 / 22 (0%)	-	-	-	-
Rural HOME/RHS	1 / 2 (50%)	43.25%	-	43.25%	20.96%
Rural Native American	0 / 0 (0%)	-	-	-	-
Rural General	10 / 27 (37%)	43.25%	31.21%	23.57%	25.14%
At-Risk	3 / 4 (75%)	16.90%	16.00%	14.58%	-
Special Needs/SRO	1 / 6 (17%)	41.44%	-	41.44%	41.50%

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Section 2b (General Information for the Geographic Apportionment)

There were 50 applications (57%) that were eligible to compete in the Geographic Apportionment, of which 47 scored the maximum points. Of the 47 applications, 19 (40%) were awarded and 28 (60%) were not. Overall the Geographic Apportionment was subscribed by 2.6 : 1.0.

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

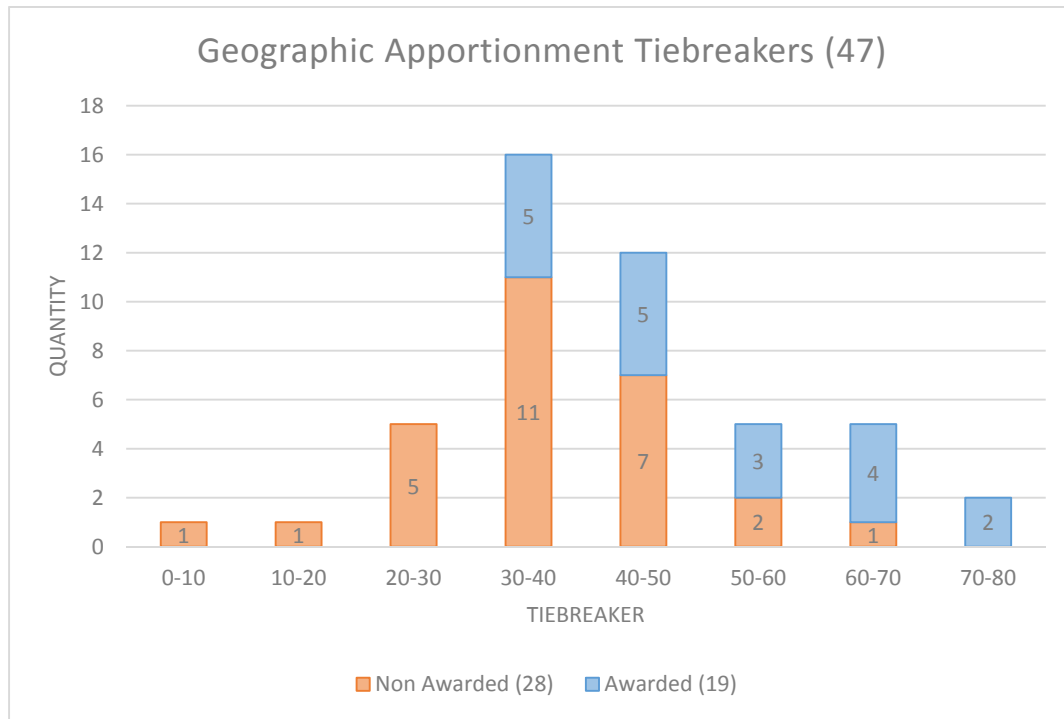


TABLE 2.2 (Geographic Apportionment Award & Tiebreaker Statistics)

	Awards/Applicants	High Win	Avg. Win	Low Win	High Lose
San Francisco County	0 / 1 (0%)	-	-	-	121 pts
Central Coast Region	3 / 8 (38%)	75.29%	64.54%	50.01%	52.06%
South and West Bay Region	1 / 2 (50%)	58.34%	58.34%	58.34%	50.25%
Capital and Northern Region	1 / 2 (50%)	45.04%	45.04%	45.04%	34.69%
Orange County	1 / 2 (50%)	35.77%	35.77%	35.77%	30.19%
Inland Empire Region	2 / 7 (29%)	52.56%	49.60%	46.64%	49.65%
San Diego County	1 / 3 (33%)	46.58%	46.58%	46.58%	45.91%
Central Valley Region	2 / 6 (33%)	37.57%	36.54%	35.52%	35.06%
North and East Bay Region	3 / 7 (43%)	75.47%	67.94%	61.92%	62.66%
Balance of Los Angeles County	3 / 8 (38%)	60.25%	48.39%	40.31%	39.55%
City of Los Angeles	4 / 4 (100%)	38.06%	26.04%	123 pts	-

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[Section 3a \(Specific Information for each Set Aside\)](#)

NONPROFIT SET ASIDE

The Nonprofit Set Aside had \$4,618,625 credits available to it. Overall, there were 29 applications requesting \$35,990,882 credits. On a per credit basis, the set aside was subscribed 7.8 : 1.0. It's important to note there were a total of 7 Non-profit Homeless Assistance applicants requesting \$7,079,945 credits. The NPHA applicants alone, were subscribed 1.5 : 1.0. There were 11 resubmitted applications and 18 new competitors. Given the awarding of \$4,992,431 credits, the set aside will deduct the -\$373,806 overage from the Supplemental Set Aside. We estimate that in the first round of 2017, the Nonprofit set aside will be allotted \$4,609,918 credits.

TABLE 3.1 (Nonprofit Set Aside Competitors)

Awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	Cumulative %
Weitzel Street Apartments	CA-16-136	Special Needs	72.32%	685,755	15%
Vista del Puente	CA-16-140	Special Needs	65.77%	850,395	33%
1701 ECR	CA-16-120	SRO	65.39%	1,308,295	62%
Beacon Place	CA-16-089	Special Needs	55.89%	992,237	83%
Francisquito Senior Apartments	CA-16-086	Special Needs	43.43%	1,155,749	108%
Non-awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	% Next Round
Snapdragon Apartments, Phase II	CA-16-108	Special Needs	47.84%	451,580	10%
Pueblo Bonito Apartments	CA-16-088	Special Needs	38.27%	1,635,934	45%

RURAL SET ASIDE

The Rural Set Aside had \$8,674,434 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 28 applications requesting \$24,481,527 credits. On a per credit basis, the set aside was subscribed 2.8 : 1.0. The competition consisted of 10 resubmittals and 18 new applications. Given the award of \$8,878,606, the -\$204,172 overage will be deducted from the Supplemental Set Aside. 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 first round of 2017, the Rural set-aside will be allotted \$9,219,836 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 %
Castroville Farm Labor Center ("FLC")	CA-16-107	Large Family	43.25%	1,291,105	15%
Oakhurst Apartments	CA-16-163	At-Risk	40.08%	827,202	24%
Solinas Village/Almond Court	CA-16-080	Large Family	37.13%	804,252	34%
Tehachapi Manor II	CA-16-104	Seniors	33.62%	366,095	38%
Pleasant Valley Pines Apartments	CA-16-129	Large Family	32.30%	634,144	45%
Desert Horizon Apartments	CA-16-082	Large Family	29.20%	560,845	52%
Wasco Farmworker Housing Project	CA-16-092	Large Family	27.57%	1,261,485	66%
Calistoga Senior Apartments	CA-16-133	Seniors	25.76%	826,914	76%
Healdsburg Family Apartments	CA-16-161	Large Family	25.50%	556,303	82%
Memorial Village	CA-16-125	Large Family	25.39%	1,121,195	95%
Delta Vista Manor	CA-16-098	At-Risk	23.57%	629,066	102%
Non-awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	% Next Round
Aster Place II	CA-16-146	Large Family	25.14%	345,751	4%
Celestina Garden Apartments	CA-16-093	Seniors	24.49%	1,358,608	18%
Walnut Grove Villa	CA-16-103	At-Risk	23.32%	480,832	24%
Magill Terrace	CA-16-124	Large Family	23.27%	1,429,749	39%
Monte Vista Manor	CA-16-102	At-Risk	22.27%	680,555	47%
Grass Valley Terrace Apartments	CA-16-083	At-Risk	21.29%	1,062,735	58%
Paseo De Los Heroes III	CA-16-150	Large Family	20.96%	2,382,424	84%
Truckee Artist Lofts	CA-16-096	Large Family	20.91%	1,910,812	105%
Sierra Heights Apartments	CA-16-143	Seniors	18.96%	507,637	110%
Gateway Villas	CA-16-144	Large Family	18.45%	636,222	117%
Cinnamon Villas II	CA-16-156	Seniors	17.62%	322,696	121%
30th Street Commons	CA-16-147	Large Family	15.71%	802,375	129%
Kingsburg Senior Village	CA-16-139	Seniors	15.45%	776,520	138%
Amaya Village	CA-16-154	Large Family	14.54%	610,705	144%
Brawley Senior Apartments	CA-16-155	Seniors	13.21%	446,520	149%
Sanger Crossing Apartments II	CA-16-160	Large Family	12.88%	605,939	156%
Summer Park II Apartments	CA-16-095	Large Family	8.14%	1,242,843	169%

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AT RISK SET ASIDE

The At-Risk Set Aside had \$2,092,977 credits available to it. Overall, there were 4 applications requesting \$3,032,294 credits. On a per credit basis, the set aside was subscribed 1.4 : 1.0. There was 1 resubmitted application and 3 new competitors. Given the awarding of \$2,590,289, the -\$497,312 overage will be deducted from the Supplemental Set Aside. We estimate the At-Risk Set Aside will be allotted \$2,304,959 credits next round.

TABLE 3.3 (At-Risk Set Aside Competitors)

Awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	Cumulative %
Villa Rita	CA-16-106	At-Risk	16.90%	780,578	37%
Hacienda Del Norte Apartments	CA-16-110	At-Risk	16.52%	390,211	56%
Parkview Apartments	CA-16-097	At-Risk	14.58%	1,419,500	124%
Non-awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	% Next Round
-	-	-	-	-	-

SPECIAL NEEDS/SRO SET ASIDE

The Special Needs Set Aside had \$1,780,811 credits available to it. Overall, there were 6 applications requesting \$7,576,723 credits. On a per credit basis, the set aside was subscribed 4.3 : 1.0. There were 2 resubmitted applications and 4 new competitors. Given the awarding of \$1,783,030, the -\$2,219 overage will be deducted from the Supplemental Set Aside. We estimate the Special Needs Set Aside will be allotted \$1,843,967 credits next round.

TABLE 3.4 (Special Needs/SRO Set Aside Competitors)

Awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	Cumulative %
Antelope Valley Veterans and Families	CA-16-084	Special Needs	41.44%	1,783,030	100%
Non-awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	% Next Round
Grayson Street Apartments	CA-16-145	Special Needs	41.50%	703,285	38%
Tegeler Hotel	CA-16-105	SRO	27.82%	691,414	76%
Arc Village	CA-16-132	Special Needs	27.33%	904,833	125%
Essex Tower	CA-16-085	SRO	4.12%	1,987,737	233%

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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 \$3,478,896 credits available to it (348% of a typical round). Overall, there was 1 application requesting \$2,492,088 credits. On a per credit basis, the region was subscribed 0.7 : 1.0. There were 0 resubmitted applications and 1 new competitor. Given the awarding of \$0, the \$3,478,896 surplus will be added to the San Francisco County in the first round of 2017. We estimate the region will be allotted \$4,554,903 credits next round (423% 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
95 Laguna Senior Housing	CA-16-091	Seniors	121 pts	2,492,088	55%

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.

CENTRAL COAST REGION

The region had \$1,982,102 credits available to it (141% of a typical round). Overall, there were 9 applications requesting \$6,441,745 credits. On a per credit basis, the region was subscribed 3.2 : 1.0. There were 4 resubmitted applications and 5 new competitors. Given the awarding of \$2,268,965, the -\$286,863 overage will be deducted from the Central Coast Region in the first round of 2017. We estimate the region will be allotted \$1,225,363 credits next round (81% of a typical round).

TABLE 3.6 (Regional Competitors)

Awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	Cumulative %
Walnut Street Family Apartments	CA-16-162	Large Family	75.29%	671,177	34%
Grace Village Apartments	CA-16-115	Seniors	68.31%	1,092,359	89%
Van Buren Senior Housing	CA-16-119	Seniors	50.01%	505,429	114%
Non-awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	% Next Round
Junsay Oaks Senior Apartments	CA-16-149	Seniors	52.06%	847,918	69%
Snapdragon Apartments, Phase II	CA-16-108	Special Needs	47.84%	567,370	115%
La Playa-Sycamore	CA-16-101	Large Family	38.04%	998,538	197%
Riverside Apartments	CA-16-122	Large Family	31.94%	430,436	232%
Sierra Madre Cottages	CA-16-079	Seniors	14.27%	852,016	302%

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SOUTH AND WEST BAY REGION

The region had \$2,045,097 credits available to it (126% of a typical round). Overall, there were 3 applications requesting \$4,717,256 credits. On a per credit basis, the region was subscribed 2.3 : 1.0. There was 1 resubmitted application and 2 new competitors. Given the awarding of \$894,720, the \$1,150,377 surplus will be added to the South and West Bay Region in the first round of 2017. We estimate the region will be allotted \$2,895,253 credits next round (166% of a typical round).

TABLE 3.7 (Regional Competitors)

Awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	Cumulative %
Met South	CA-16-109	Large Family	58.34%	894,720	44%
Non-awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	% Next Round
Edwina Benner Plaza	CA-16-138	Large Family	50.25%	2,078,143	72%

CAPITAL AND NORTHERN REGION

The region had \$2,231,263 credits available to it (123% of a typical round). Overall, there were 4 applications requesting \$6,062,356 credits. On a per credit basis, the region was subscribed 2.7 : 1.0. There was 1 resubmitted application and 3 new competitors. Given the awarding of \$2,068,139, the \$163,124 surplus will be added to the Capital and Northern Region in the first round of 2017. We estimate the region will be allotted \$2,111,569 credits next round (108% of a typical round).

TABLE 3.8 (Regional Competitors)

Awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	Cumulative %
180 W. Beamer Street Apartments	CA-16-078	Large Family	45.04%	2,068,139	93%
Non-awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	% Next Round
Bow Street Apartments	CA-16-158	Large Family	34.69%	1,524,480	72%

ORANGE COUNTY

The region had \$2,027,557 credits available to it (103% of a typical round). Overall, there were 2 applications requesting \$3,327,681 credits. On a per credit basis, the region was subscribed 1.6 : 1.0. There were 0 resubmitted applications and 2 new competitors. Given the awarding of \$1,536,840, the \$490,717 surplus will be added to the Orange County in the first round of 2017. We estimate the region will be allotted \$2,613,649 credits next round (123% of a typical round).

TABLE 3.9 (Regional Competitors)

Awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	Cumulative %
Fullerton Family Housing	CA-16-111	Large Family	35.77%	1,536,840	76%
Non-awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	% Next Round
Santa Ana Arts Collective	CA-16-117	Large Family	30.19%	1,790,841	69%

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INLAND EMPIRE REGION

The region had \$2,218,008 credits available to it (99% of a typical round). Overall, there were 7 applications requesting \$10,467,251 credits. On a per credit basis, the region was subscribed 4.7 : 1.0. There were 4 resubmitted applications and 3 new competitors. Given the awarding of \$2,751,653, the -\$533,645 overage will be deducted from the Inland Empire Region in the first round of 2017. We estimate the region will be allotted \$1,880,100 credits next round (78% of a typical round).

TABLE 3.10 (Regional Competitors)

Awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	Cumulative %
Cesar Chavez Phase II	CA-16-128	Large Family	52.56%	1,298,434	59%
Fontana Sierra Family Apartments	CA-16-077	Large Family	46.64%	1,453,219	124%
Non-awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	% Next Round
Villa Hermosa Apartments Phase II	CA-16-151	Large Family	49.65%	1,634,468	87%
Rialto Metrolink South	CA-16-127	Large Family	43.12%	1,336,817	158%
East 6th Street Family Apartments	CA-16-141	Large Family	41.80%	1,654,791	246%
Arc Village	CA-16-132	Special Needs	27.33%	1,158,724	308%
Boulder Ridge Family Apartments	CA-16-153	Large Family	23.36%	1,930,798	410%

SAN DIEGO COUNTY

The region had \$1,990,229 credits available to it (86% of a typical round). Overall, there were 5 applications requesting \$5,822,107 credits. On a per credit basis, the region was subscribed 2.9 : 1.0. There were 2 resubmitted applications and 3 new competitors. Given the awarding of \$1,405,281, the \$584,948 surplus will be added to the San Diego County in the first round of 2017. We estimate the region will be allotted \$3,085,937 credits next round (123% of a typical round).

TABLE 3.11 (Regional Competitors)

Awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	Cumulative %
Mission Cove Family II	CA-16-137	Large Family	46.58%	1,405,281	71%
Non-awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	% Next Round
El Dorado II Apts - 44 Unit Phase	CA-16-126	Large Family	45.91%	1,343,048	44%
Promenade at Creekside II	CA-16-076	Large Family	45.16%	1,143,744	81%

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CENTRAL VALLEY REGION

The region had \$1,957,695 credits available to it (84% of a typical round). Overall, there were 6 applications requesting \$5,773,998 credits. On a per credit basis, the region was subscribed 2.9 : 1.0. There were 4 resubmitted applications and 2 new competitors. Given the awarding of \$2,423,786, the -\$466,091 overage will be deducted from the Central Valley Region in the first round of 2017. We estimate the region will be allotted \$2,034,898 credits next round (81% of a typical round).

TABLE 3.12 (Regional Competitors)

Awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	Cumulative %
Parc Grove Commons Northeast Veterans	CA-16-123	Special Needs	37.57%	1,329,904	68%
Fresno Edison Apartments Phase II	CA-16-148	Large Family	35.52%	1,094,460	124%
Non-awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	% Next Round
Cottage Village Senior Apartments	CA-16-130	Seniors	35.06%	731,995	36%
Avena Bella, Phase 2	CA-16-121	Large Family	33.00%	1,340,071	102%
Tegeler Hotel	CA-16-105	SRO	27.82%	691,414	136%
Villa de San Joaquin	CA-16-099	Large Family	23.92%	586,155	165%

NORTH AND EAST BAY REGION

The region had \$3,040,392 credits available to it (104% of a typical round). Overall, there were 7 applications requesting \$9,648,954 credits. On a per credit basis, the region was subscribed 3.2 : 1.0. There were 5 resubmitted applications and 2 new competitors. Given the awarding of \$3,697,987, the -\$657,595 overage will be deducted from the North and East Bay Region in the first round of 2017. We estimate the region will be allotted \$2,483,182 credits next round (79% of a typical round).

TABLE 3.13 (Regional Competitors)

Awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	Cumulative %
San Leandro Senior Apartments	CA-16-152	Seniors	75.47%	1,599,617	53%
PARC 55 Senior Apartments	CA-16-112	Seniors	66.44%	1,307,562	96%
Eagle Family Housing	CA-16-081	Large Family	61.92%	790,808	122%
Non-awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	% Next Round
Fruitvale Transit Village II-A	CA-16-094	Large Family	62.66%	2,286,633	92%
Grayson Street Apartments	CA-16-145	Special Needs	41.50%	883,615	128%
Stevenson Place Apartments	CA-16-090	Large Family	38.79%	2,342,910	222%
Napa Courtyards	CA-16-159	Large Family	37.43%	437,810	240%

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BALANCE OF LOS ANGELES COUNTY

The region had \$4,808,448 credits available to it (103% of a typical round). Overall, there were 11 applications requesting \$18,231,472 credits. On a per credit basis, the region was subscribed 3.8 : 1.0. There were 2 resubmitted applications and 9 new competitors. Given the awarding of \$5,002,685, the -\$194,237 overage will be deducted from the Balance of Los Angeles County in the first round of 2017. We estimate the region will be allotted \$4,807,740 credits next round (96% of a typical round).

TABLE 3.14 (Regional Competitors)

Awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	Cumulative %
The Arroyo	CA-16-131	Large Family	60.25%	2,201,778	46%
PATH Villas Eucalyptus	CA-16-157	Seniors	44.61%	908,500	65%
Athens Vistas	CA-16-087	Special Needs	40.31%	1,892,407	104%
Non-awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	% Next Round
Baldwin Rose Family Veteran Housing	CA-16-116	Large Family	39.55%	2,084,601	43%
Pueblo Bonito Apartments	CA-16-088	Special Needs	38.27%	2,055,108	86%
Veterans Park Apartments	CA-16-113	Large Family	36.39%	1,307,459	113%
Lynwood Senior Villas	CA-16-100	Seniors	22.85%	1,312,101	141%
Essex Tower	CA-16-085	SRO	4.12%	1,987,737	182%

CITY OF LOS ANGELES

The region had \$7,516,203 credits available to it (158% of a typical round). Overall, there were 4 applications requesting \$5,692,647 credits. On a per credit basis, the region was subscribed 0.8 : 1.0. There were 2 resubmitted applications and 2 new competitors. Given the awarding of \$5,673,597, the \$1,842,606 surplus will be added to the City of Los Angeles in the first round of 2017. We estimate the region will be allotted \$6,960,908 credits next round (136% of a typical round).

TABLE 3.15 (Regional Competitors)

Awarded Applications	Application #	Housing Type	Tiebreaker	Credits Requested	Cumulative %
Coronel Apartments	CA-16-134	Large Family	38.06%	1,408,000	19%
MacArthur Park Apartments Phase B	CA-16-142	Large Family	30.80%	2,500,000	52%
Paul Williams Apartments	CA-16-135	Large Family	133 pts	1,342,642	70%
Finley Square	CA-16-114	At-Risk	123 pts	442,005	76%
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-16-136	138	72.85%	Special Needs	Awarded 10/19
NPHA	2	CA-16-140	138	65.77%	Special Needs	
NPHA	3	CA-16-120	138	65.39%	SRO	
NPHA	4	CA-16-089	138	55.89%	Special Needs	
NPHA		CA-16-108	138	47.84%	Special Needs	DISQUALIFIED
NPHA	5	CA-16-086	138	43.43%	Special Needs	Set Aside exhausted
NPHA		CA-16-088	138	38.27%	Special Needs	
Nonprofit	*	CA-16-152	138	75.47%	Seniors	
Nonprofit	*	CA-16-162	138	75.29%	Large Family	
Nonprofit	*	CA-16-115	138	68.31%	Seniors	
Nonprofit	*	CA-16-112	138	66.44%	Seniors	
Nonprofit		CA-16-094	138	62.66%	Large Family	
Nonprofit	*	CA-16-081	138	61.92%	Large Family	
Nonprofit	*	CA-16-131	138	60.25%	Large Family	
Nonprofit	*	CA-16-109	138	58.34%	Large Family	
Nonprofit		CA-16-149	138	52.06%	Seniors	
Nonprofit		CA-16-138	138	50.25%	Large Family	
Nonprofit	*	CA-16-119	138	50.01%	Seniors	
Nonprofit	*	CA-16-137	138	46.58%	Large Family	
Nonprofit	*	CA-16-078	138	45.04%	Large Family	
Nonprofit		CA-16-116	138	39.55%	Large Family	
Nonprofit		CA-16-090	138	38.79%	Large Family	
Nonprofit	*	CA-16-134	138	38.06%	Large Family	
Nonprofit		CA-16-101	138	38.04%	Large Family	
Nonprofit	*	CA-16-123	138	37.57%	Special Needs	
Nonprofit		CA-16-121	138	33.00%	Large Family	
Nonprofit		CA-16-099	138	23.92%	Large Family	
Nonprofit		CA-16-079	138	14.27%	Seniors	
Nonprofit	*	CA-16-135	133	27.71%	Large Family	

*Awarded elsewhere

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TABLE 4.1 (Reenacted Award Process- Set Asides Continued)

Set Aside	Award #	Applicant #	Score	Tiebreaker	Housing Type	Special Notes
Rural (Section 514)	6	CA-16-107	138	43.25%	Large Family	514 Sub-pool exhausted
Rural (Section 514)		CA-16-150	138	20.96%	Large Family	
Rural	7	CA-16-163	138	40.08%	At-Risk	
Rural	8	CA-16-080	138	37.13%	Large Family	
Rural	9	CA-16-104	138	33.62%	Seniors	
Rural	10	CA-16-129	138	32.30%	Large Family	
Rural	11	CA-16-082	138	29.20%	Large Family	
Rural	12	CA-16-092	138	27.57%	Large Family	
Rural	13	CA-16-133	138	25.76%	Seniors	
Rural	14	CA-16-161	138	25.50%	Large Family	
Rural	15	CA-16-125	138	25.39%	Large Family	
Rural		CA-16-146	138	25.14%	Large Family	TB REDUCTION
Rural		CA-16-093	138	24.49%	Seniors	TB REDUCTION
Rural	16	CA-16-098	138	23.57%	At-Risk	Set Aside exhausted
Rural		CA-16-103	138	23.32%	At-Risk	
Rural		CA-16-124	138	23.27%	Large Family	
Rural		CA-16-102	138	22.27%	At-Risk	
Rural		CA-16-083	138	21.29%	At-Risk	
Rural		CA-16-096	138	20.91%	Large Family	
Rural		CA-16-143	138	18.96%	Seniors	
Rural		CA-16-144	138	18.45%	Large Family	
Rural		CA-16-156	138	17.62%	Seniors	
Rural		CA-16-147	138	15.71%	Large Family	
Rural		CA-16-139	138	15.45%	Seniors	
Rural		CA-16-154	138	14.54%	Large Family	
Rural		CA-16-155	138	13.21%	Seniors	
Rural		CA-16-160	138	12.88%	Large Family	
Rural		CA-16-095	138	8.14%	Large Family	
At-Risk	17	CA-16-106	138	16.90%	At-Risk	
At-Risk	18	CA-16-110	138	16.52%	At-Risk	
At-Risk	19	CA-16-097	138	14.58%	At-Risk	Set Aside exhausted
At-Risk	*	CA-16-114	123	7.59%	At-Risk	
Special Needs/SRO		CA-16-108	138	47.84%	Special Needs	DISQUALIFIED
Special Needs/SRO		CA-16-145	138	41.50%	Special Needs	DISQUALIFIED
Special Needs/SRO	20	CA-16-084	138	41.44%	Special Needs	Set Aside exhausted
Special Needs/SRO	*	CA-16-087	138	40.31%	Special Needs	
Special Needs/SRO		CA-16-088	138	38.27%	Special Needs	
Special Needs/SRO		CA-16-105	138	27.82%	SRO	
Special Needs/SRO		CA-16-132	138	27.33%	Special Needs	
Special Needs/SRO		CA-16-085	138	4.12%	SRO	

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TABLE 4.2 (Reenacted Award Process- Geographic Regions)

Region	Award #	Applicant #	Score	Tiebreaker	Housing Type	Special Notes
City of Los Angeles	21	CA-16-134	138	38.06%	Large Family	
City of Los Angeles	30	CA-16-142	138	30.80%	Large Family	
City of Los Angeles	35	CA-16-135	133	27.71%	Large Family	
City of Los Angeles	39	CA-16-114	123	7.59%	At-Risk	
Balance of LA County						
Balance of LA County	22	CA-16-131	138	60.25%	Large Family	
Balance of LA County	31	CA-16-157	138	44.61%	Seniors	
Balance of LA County	36	CA-16-087	138	40.31%	Special Needs	Region exhausted
Balance of LA County		CA-16-116	138	39.55%	Large Family	
Balance of LA County		CA-16-088	138	38.27%	Special Needs	
Balance of LA County		CA-16-113	138	36.39%	Large Family	
Balance of LA County		CA-16-100	138	22.85%	Seniors	
Balance of LA County		CA-16-085	138	4.12%	SRO	
North & East Bay Region						
North & East Bay Region	23	CA-16-152	138	75.47%	Seniors	Awarded 10/19
North & East Bay Region	32	CA-16-112	138	66.44%	Seniors	
North & East Bay Region		CA-16-094	138	62.66%	Large Family	125% rule
North & East Bay Region	37	CA-16-081	138	61.92%	Large Family	Region exhausted
North & East Bay Region		CA-16-145	138	41.50%	Special Needs	
North & East Bay Region		CA-16-090	138	38.79%	Large Family	
North & East Bay Region		CA-16-159	138	37.43%	Large Family	
Central Valley Region						
Central Valley Region	24	CA-16-123	138	37.57%	Special Needs	
Central Valley Region	33	CA-16-148	138	35.52%	Large Family	Region exhausted
Central Valley Region		CA-16-130	138	35.06%	Seniors	
Central Valley Region		CA-16-121	138	33.00%	Large Family	
Central Valley Region		CA-16-105	138	27.82%	SRO	
Central Valley Region		CA-16-099	138	23.92%	Large Family	
San Diego County						
San Diego County	25	CA-16-137	138	46.58%	Large Family	
San Diego County		CA-16-126	138	45.91%	Large Family	125% rule
San Diego County		CA-16-076	138	45.16%	Large Family	125% rule
Inland Empire Region						
Inland Empire Region	40	CA-16-128	138	52.56%	Large Family	Awarded 10/19 on appeal
Inland Empire Region		CA-16-151	138	49.65%	Large Family	DISQUALIFIED
Inland Empire Region	41	CA-16-077	138	46.64%	Large Family	Awarded 10/19
Inland Empire Region		CA-16-127	138	43.12%	Large Family	
Inland Empire Region		CA-16-141	138	41.80%	Large Family	
Inland Empire Region		CA-16-132	138	27.33%	Special Needs	
Inland Empire Region		CA-16-153	138	23.36%	Large Family	

*Awarded elsewhere

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TABLE 4.2 (Reenacted Award Process- Geographic Regions Continued)

Region	Award #	Applicant #	Score	Tiebreaker	Housing Type	Special Notes
Orange County	26	CA-16-111	138	35.77%	Large Family	
Orange County		CA-16-117	138	30.19%	Large Family	125% rule
Capital & Northern	27	CA-16-078	138	45.04%	Large Family	
Capital & Northern		CA-16-158	138	34.69%	Large Family	125% rule
South & West Bay	28	CA-16-109	138	58.34%	Large Family	
South & West Bay		CA-16-138	138	50.25%	Large Family	125% rule
Central Coast Region	29	CA-16-162	138	75.29%	Large Family	
Central Coast Region	34	CA-16-115	138	68.31%	Seniors	
Central Coast Region		CA-16-149	138	52.06%	Seniors	125% rule
Central Coast Region	38	CA-16-119	138	50.01%	Seniors	Region exhausted
Central Coast Region		CA-16-108	138	47.84%	Special Needs	
Central Coast Region		CA-16-101	138	38.04%	Large Family	
Central Coast Region		CA-16-122	138	31.94%	Large Family	
Central Coast Region		CA-16-079	138	14.27%	Seniors	
San Francisco County		CA-16-091	121	39.16%	Seniors	DISQUALIFIED
*Awarded elsewhere						

TABLE 4.3 (Estimated Credits Available in Round 1—2017)

Set Aside	Balance	Next Round	Typical Round
Nonprofit	\$373,806	\$4,609,918	\$4,609,918
Rural	\$204,172	\$9,219,836	\$9,219,836
At-Risk	\$497,312	\$2,304,959	\$2,304,959
Special Needs/SRO	\$2,219	\$1,843,967	\$1,843,967
Supplemental SA	\$0	\$2,765,951	\$2,765,951
Geographic	Balance	Next Round	Typical Round
San Francisco County	\$3,478,896	\$4,554,903	\$1,076,007
Central Coast Region	\$286,863	\$1,225,363	\$1,512,226
South and West Bay Region	\$1,150,377	\$2,895,253	\$1,744,876
Capital and Northern Region	\$163,124	\$2,111,569	\$1,948,445
Orange County	\$490,717	\$2,613,649	\$2,122,932
Inland Empire Region	\$533,645	\$1,880,100	\$2,413,745
San Diego County	\$584,948	\$3,085,937	\$2,500,989
Central Valley Region	\$466,091	\$2,034,898	\$2,500,989
North and East Bay Region	\$657,595	\$2,483,182	\$3,140,776
Balance of Los Angeles County	\$194,237	\$4,807,740	\$5,001,977
City of Los Angeles	\$1,842,606	\$6,960,908	\$5,118,302