Stockton Sierra Vista I, L.P.
Project Name: Sierra Vista I Apartments
Project No.: CA-19-906

Independent Auditor's Report and Final Cost Certification Sources and Uses of Funds

June 30, 2020

CohnReznick
ADVISORY • ASSURANCE • TAX

Stockton Sierra Vista I, L.P.

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Independent Auditor's Report

Partnership Name: Stockton Sierra Vista I, L.P.
Project Name: Sierra Vista I Apartments
TCAC #: CA-19-906

We have audited the Total Project Cost and Eligible Basis included in the California Tax Credit Allocation Committee's ("TCAC") Final Cost Certification Sources and Uses of Funds (the "Final Cost Certification") of Stockton Sierra Vista I, L.P. (the "Owner") for Sierra Vista I Apartments (the "Project") as of June 30, 2020.

Management's Responsibility for the Final Cost Certification

Management is responsible for the preparation and fair presentation of the Final Cost Certification in accordance with financial reporting provisions and qualified allocation plan rules established by TCAC. Management is also responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the Final Cost Certification that is free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on the Final Cost Certification based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the Final Cost Certification is free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the Final Cost Certification. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Final Cost Certification, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the Final Cost Certification in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the Final Cost Certification.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the Final Cost Certification referred to above presents fairly, in all material respects, the total costs and eligible basis of the Owner of the Project as of June 30, 2020, in accordance with financial reporting provisions and qualified allocation plan rules established by TCAC. The total project cost is $41,362,517 and the eligible basis is $30,858,245 (before the 130% adjustment).

Basis of Accounting

We draw attention to the financial reporting provisions of TCAC, which require the Owner to account for total costs and eligible basis in accordance with the basis of accounting the Owner uses for income tax purposes and to comply with the provisions of TCAC's qualified allocation plan, which is a basis of accounting other than accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Restriction on Use

Our report is intended solely for the information and use of the Owner and TCAC and is not intended to be and should not be used by anyone other than these specified parties.

Other

We have no financial interest in the Project other than in the practice of our profession.

CohnReznick LLP

Sacramento, California
May 11, 2021

Project Name: Sierra Vista I, Apartments
Project Number: CA-19-906

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
FINAL COST CERTIFICATION
SOURCES AND USES OF FUNDS

				PERMANENT SOURCES									70% PVC	Acquisition 30% PVC
	TOTAL PROJECT COST	**RESIDENTIAL COST**	**COMMERCIAL COST**	**TAX CREDIT EQUITY**	**1. JLL Permanent Loan**	**2. HACSJ Seller Land Loan**	**3. HACSJ Gap Loan**	**4. Solar PV Tax Credit Equity**	**5. General Partner Equity**	**6. Deferred Interest HACSJ Loans**	**7. Deferred Developer Fee**	**8. Fire Damage Insurance Proceeds**	**ELIGIBLE BASIS**	**ELIGIBLE BASIS**
LAND COST/ACQUISITION														
Land Cost or Value	$ 2,767,000	$ 2,767,000	$ -	$ -	$ -	$ 2,767,000	$ -	$ -	$ -	$ -	$ -	$ -	XXXXXXXX	XXXXXXXX
Demolition	264,386	264,386	-	264,386	-	-	-	-	-	-	-	-	XXXXXXXX	XXXXXXXX
Legal	-	-	-	-	-	-	-	-	-	-	-	-	$ -	$ -
Land Lease Rent Prepayment	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Land Cost or Value	3,031,386	3,031,386	-	264,386	-	2,767,000	-	-	-	-	-	-	-	-
Existing Improvements Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Off-Site Improvements	-	-	-	-	-	-	-	-	-	-	-	-	XXXXXXXX	-
Total Acquisition Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Land Cost/Acquisition Cost	3,031,386	3,031,386	-	264,386	-	2,767,000	-	-	-	-	-	-	-	-
REHABILITATION														
Site Work	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Structures	-	-	-	-	-	-	-	-	-	-	-	-	-	-
General Requirements	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Contractor Overhead	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Contractor Profit	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Prevailing Wages	-	-	-	-	-	-	-	-	-	-	-	-	-	-
General Liability Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Rehabilation Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Relocation Expenses	206,423	206,423	-	206,423	-	-	-	-	-	-	-	-	-	-
NEW CONSTRUCTION														
Site Work	4,155,216	4,155,216	-	4,155,116	-	-	-	-	100	-	-	-	3,853,936	-
Structures	17,782,467	17,782,467	-	7,282,467	8,100,000	-	2,400,000	-	-	-	-	-	17,782,467	-
General Requirements	769,621	769,621	-	769,621	-	-	-	-	-	-	-	-	769,621	-
Contractor Overhead	820,672	820,672	-	820,672	-	-	-	-	-	-	-	-	820,672	-
Contractor Profit	420,842	420,842	-	420,842	-	-	-	-	-	-	-	-	420,842	-
Solar Photovoltaic Systems	508,440	508,440	-	362,405	-	-	-	146,035	-	-	-	-	508,440	-
Fire Damage - Reconstruction	3,480,488	3,480,488	-	10,000	-	-	-	-	-	-	-	3,470,488	10,000	-
Prevailing Wages	-	-	-	-	-	-	-	-	-	-	-	-	-	-
General Liability Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total New Construction Costs	27,937,746	27,937,746	-	13,821,123	8,100,000	-	2,400,000	146,035	100	-	-	3,470,488	24,165,978	-
ARCHITECTURAL FEES														
Design	1,118,246	1,118,246	-	972,750	-	-	-	-	-	-	-	145,496	972,750	-
Supervision	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Architectural Costs	1,118,246	1,118,246	-	972,750	-	-	-	-	-	-	-	145,496	972,750	-
Survey & Engineering	272,483	272,483	-	272,091	-	-	-	-	-	-	-	392	272,091	-
CONSTRUCTION INTEREST & FEES														
Construction Loan Interest	1,311,122	1,311,122	-	1,059,159	-	-	-	-	-	-	-	251,963	788,907	-
Origination Fee	204,158	204,158	-	204,158	-	-	-	-	-	-	-	-	166,351	-
Credit Enhancement & Application Fee	283,886	283,886	-	226,624	-	-	-	-	-	-	-	57,262	58,901	-
Bond Premium	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Title & Recording	78,810	78,810	-	78,810	-	-	-	-	-	-	-	-	64,216	-
Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance	340,847	340,847	-	314,530	-	-	-	-	-	-	-	26,317	272,078	-
Total Construction Interest & Fees	2,218,823	2,218,823	-	1,883,281	-	-	-	-	-	-	-	335,542	1,350,453	-
PERMANENT FINANCING														
Loan Origination Fee	81,000	81,000	-	81,000	-	-	-	-	-	-	-	-	XXXXXXXX	XXXXXXXX
Credit Enhancement & Application Fee	12,000	12,000	-	12,000	-	-	-	-	-	-	-	-	XXXXXXXX	XXXXXXXX
Title & Recording	7,075	7,075	-	7,075	-	-	-	-	-	-	-	-	XXXXXXXX	XXXXXXXX
Taxes	-	-	-	-	-	-	-	-	-	-	-	-	XXXXXXXX	XXXXXXXX
Other Lender Costs	39,749	39,749	-	39,749	-	-	-	-	-	-	-	-	XXXXXXXX	XXXXXXXX
Total Permanent Financing Costs	139,824	139,824	-	139,824	-	-	-	-	-	-	-	-	-	-
LEGAL FEES														
Lender Legal Paid by Applicant	292,038	292,038	-	291,730	-	-	-	-	-	-	-	308	233,111	-
Other Borrower Legal Costs	71,090	71,090	-	71,090	-	-	-	-	-	-	-	-	34,303	-
Total Attorney Costs	363,128	363,128	-	362,820	-	-	-	-	-	-	-	308	267,414	-

				PERMANENT SOURCES									70% PTC	Acquisition 30% PTC
	TOTAL PROJECT COST	**RESIDENTIAL COST**	**COMMERCIAL COST**	**TAX CREDIT EQUITY**	**1. JLL Permanent Loan**	**2. HACSJ Seller Land Loan**	**3. HACSJ Gap Loan**	**4. Solar PV Tax Credit Equity**	**5. General Partner Equity**	**6. Deferred Interest HACSJ Loans**	**7. Deferred Developer Fee**	**8. Fire Damage Insurance Proceeds**	**ELIGIBLE BASIS**	**ELIGIBLE BASIS**
RESERVES														
Rent Reserves	-	-	-	-	-	-	-	-	-	-	-	-	XXXXXXXX	XXXXXXXX
Capitalized Rent Reserves	16,944	16,944	-	16,944	-	-	-	-	-	-	-	-	XXXXXXXX	XXXXXXXX
Capitalized Replacement Reserve	-	-	-	-	-	-	-	-	-	-	-	-	XXXXXXXX	XXXXXXXX
3-Month Operating Reserve	300,000	300,000	-	300,000	-	-	-	-	-	-	-	-	XXXXXXXX	XXXXXXXX
Total Reserve Costs	316,944	316,944	-	316,944	-	-	-	-	-	-	-	-	-	-
APPRAISAL														
Total Appraisal Costs	18,010	18,010	-	18,010	-	-	-	-	-	-	-	-	18,010	-
OTHER PROJECT COSTS														
TCAC Application/ Allocation/Monitoring Fees	196,464	196,464	-	196,464	-	-	-	-	-	-	-	-	XXXXXXXX	XXXXXXXX
Environmental Audit	49,017	49,017	-	49,017	-	-	-	-	-	-	-	-	49,017	-
Local Development Impact Fees	1,693,517	1,693,517	-	1,680,416	-	-	-	-	-	-	-	13,101	1,680,416	-
Permit Processing Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Marketing	82,817	82,817	-	82,817	-	-	-	-	-	-	-	-	XXXXXXXX	XXXXXXXX
Furnishings	110,352	110,352	-	110,352	-	-	-	-	-	-	-	-	110,352	-
Market Study	6,500	6,500	-	6,500	-	-	-	-	-	-	-	-	6,500	-
Accounting	59,760	59,760	-	59,760	-	-	-	-	-	-	-	-	30,510	-
Soft Cost Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Deferred Interest	524,164	524,164	-	-	-	-	-	-	-	524,164	-	-	386,377	-
Other_ Security Services	77,265	77,265	-	64,299	-	-	-	-	-	-	-	12,966	64,299	-
Other_Prevailing Wage Monitoring	80,311	80,311	-	61,947	-	-	-	-	-	-	-	18,364	61,947	-
Other_ Additional Consultants	100,000	100,000	-	100,000	-	-	-	-	-	-	-	-	100,000	-
Other_ Shipping and miscellaneous costs	3,039	3,039	-	3,039	-	-	-	-	-	-	-	-	3,039	-
Total Other Costs	2,983,206	2,983,206	-	2,414,611	-	-	-	-	-	524,164	-	44,431	2,492,457	-
SUBTOTAL PROJECT COST	38,606,219	38,606,219	-	20,672,263	8,100,000	2,767,000	2,400,000	146,035	100	524,164	-	3,996,657	29,539,153	-
DEVELOPER COSTS														
Developer Overhead/Profit	2,756,298	2,756,298	-	2,150,535	-	-	-	-	-	-	605,763	-	1,400,000	-
Consultant/Processing Agent	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Project Administration	-	-	-	-	-	-	-	-	-	-	-	-	XXXXXXXX	XXXXXXXX
Broker Fees Paid to a Related Party	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Construction Oversight by Developer	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other (Specify) _____	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Developer Costs	2,756,298	2,756,298	-	2,150,535	-	-	-	-	-	-	605,763	-	1,400,000	-
TOTAL PROJECT COSTS	$ 41,362,517	$ 41,362,517	$ -	$ 22,822,798	$ 8,100,000	$ 2,767,000	$ 2,400,000	$ 146,035	$ 100	$ 524,164	$ 605,763	$ 3,996,657	$ 30,939,153	$ -
												Less Solar Energy basis reduction	(80,908)	
													$ 30,858,245	

SYNDICATION (Investor & General Partner)

Organizational Fee	$ -
Bridge Loan Fees/Exp.	-
Legal Fees	75,370
Consultant Fees	34,410
Accountant Fees	-
Tax Opinion	-
Other	-
Total Syndication Costs	**$ 109,780**

CERTIFICATION BY OWNER:

As owner(s) of the above referenced low-income housing project, I certify under penalty of perjury, that the project costs contained herein are, to the best of my knowledge, accurate and actual costs associated with the construction, acquisition and/or rehabilitation of this project and that the sources of funds shown are the only funds received by the Partnership for the development of the project. I authorize the California Tax Credit Allocation Committee to utilize this information to calculate the low-income housing tax credit.

Signature of Owner/General Partner

6/15/2021
Date

Austin Herzog
Printed Name of Signatory

President of Central California Housing Corporation
Title of Signatory

CERTIFICATION OF CPA/TAX PROFESSIONAL:

As the tax professional for the above referenced low-income housing project,
I certify under penalty of perjury, that the percentage of aggregate basis financed by the tax-exempt bond is: 0.00%

May 11, 2021
Date

Signature of Project CPA/Tax Professional

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