

California Debt Limit Allocation Committee
September 12, 2003 Final Staff Recommendations to be Considered on September 24, 2003
Qualified Residential Rental Project Pool Applications

RURAL PROJECT POOL: \$23,074,000 available in Round 3

APPL. #	APPLICANT	PROJECT NAME	PROJECT CO.	MFH TYPE	AT-RISK PTS	AFFORD PTS	TERM PTS	RENT COMP PTS	GROSS RENT PTS	FAM UNIT PTS	LEVR'GE PTS	CRA PTS	SITE PTS	SERV PTS	NC PTS	BLDG METHD PTS	PNLTY PTS	TOTAL PTS EARNED	TIE-BRKR	REQUESTED AMOUNT	RECOMMENDED AMOUNT
03-167	CSCDA	Market Street Townhomes Apts.	Monterey	Family	0	35	10	10	5	5	10	15	10	10	10	7	0	127.00	\$101,695	\$6,000,000	\$6,000,000
03-169	CSCDA	Park View Apts.	Ventura	Senior	0	25	10	10	5	0	10	15	10	10	10	7	0	112.00	\$85,340	\$4,181,642	\$4,181,642
03-180	CSCDA	Clearlake Apts.	Lake	Family	20	26	10	0	5	0	10	15	5	10	0	7	0	108.00	\$30,986	\$2,200,000	\$2,200,000
03-140	CSCDA	Parkside Village Apts.	Tulare	Family	10	35	10	0	5	0	10	10	7.5	10	0	7	0	104.50	\$36,241	\$2,718,090	\$2,718,090
03-162	CSCDA	Casitas Del Rio Apts.	Solano	Family	20	35	10	0	5	0	10	0	10	10	0	2	0	102.00	\$43,590	\$1,700,000	\$1,700,000
Tentative Total - QRRP Rural Project Pool:																				\$16,799,732	\$16,799,732

NOTE: Please see the General Pool list for recommendations regarding four additional Rural Pool projects.

MIXED INCOME POOL: \$181,230,000 available in Round 3

APPL. #	APPLICANT	PROJECT NAME	PROJECT CO.	MFH TYPE	AT-RISK PTS	AFFORD PTS	TERM PTS	RENT COMP PTS	GROSS RENT PTS	FAM UNIT PTS	LEVR'GE PTS	CRA PTS	SITE PTS	SERV PTS	NC PTS	BLDG METHD PTS	PNLTY PTS	TOTAL PTS EARNED	TIE-BRKR	REQUESTED AMOUNT	RECOMMENDED AMOUNT
03-198	HA of the Ci. of Sacramento	The St. Anton Building	Sacramento	Family	0	6	10	10	5	0	10	15	10	10	10	7	0	93.00	\$632,692	\$8,225,000	\$8,225,000
03-128	CSCDA	Arbor Ridge Apts.	Contra Costa	Family	0	6	10	10	5	5	3.5	10	7.5	10	10	7	0	84.00	\$885,686	\$31,884,688	\$31,884,688
03-164	CSCDA	OSL of Alameda Apts.	Alameda	Senior/AL	0	6	10	10	0	0	10	10	5	10	10	7	0	78.00	\$634,000	\$12,680,000	\$12,680,000
03-193	CRDA of the Ci. of Los Angeles	Second and Central Mixed Use Development	Los Angeles	Family	0	6	10	10	5	0	5.1	15	7.5	0	10	7	0	75.60	\$1,066,628	\$26,665,712	\$26,665,712
03-221	CSCDA	Vineyard Creek Apts. (2003 Round 3)	Sonoma	Family	0	6	10	10	0	5	10	0	7.5	10	10	7	0	75.50	\$500,000	\$12,305,000	\$12,305,000
03-195	ABAG	601 King Street Apts.	San Francisco	Family	0	6	10	10	5	0	10	0	10	5	10	2	0	68.00	\$781,892	\$39,094,600	\$0
03-104	HA of the Co. of Sacramento	Carlton Plaza of Sacramento Apts.	Sacramento	Senior/AL	0	6	10	10	0	0	4.4	0	7.5	10	10	6	0	63.90	\$538,461	\$14,000,000	\$14,000,000
03-152	CSCDA	Victoria Palm Villas Apts. (2003 Round 3)	Riverside	Family	0	6	10	6.8	0	0	6.9	0	5	10	10	7	0	61.70	\$395,349	\$34,000,000	\$34,000,000
Tentative Total - QRRP Mixed Income Project Pool:																				\$178,855,000	\$139,760,400

* Subject to change should documentation showing final resolution of legal issue be received by September 19, 2003.

GENERAL POOL: \$399,442,628 available in Round 3

APPL. #	APPLICANT	PROJECT NAME	PROJECT CO.	MFH TYPE	AT-RISK PTS	AFFORD PTS	TERM PTS	RENT COMP PTS	GROSS RENT PTS	FAM UNIT PTS	LEVR'GE PTS	CRA PTS	SITE PTS	SERV PTS	NC PTS	BLDG METHD PTS	PNLTY PTS	TOTAL PTS EARNED	TIE-BRKR	REQUESTED AMOUNT	RECOMMENDED AMOUNT
03-216	CalHFA	Timothy Commons Apts.	Sonoma	Family	0	35	10	10	5	5	10	15	7.5	10	10	7	0	124.50	\$116,936	\$3,625,000	\$3,625,000
03-209	CalHFA	Villa Cesar Chavez Apts.	Ventura	Family	0	35	10	10	5	5	10	15	7.5	10	10	7	0	124.50	\$136,863	\$6,980,000	\$6,980,000
03-183	Co. of Contra Costa	Bay Point Apts.	Contra Costa	Family	0	35	10	10	5	5	10	15	7.5	10	10	7	0	124.50	\$189,941	\$9,687,000	\$9,687,000
03-201	Co. of Contra Costa	Chesley Avenue Mutual Housing Apts.	Contra Costa	Family	0	35	10	7.2	5	5	10	15	10	10	10	7	0	124.20	\$192,207	\$5,574,000	\$5,574,000
03-171	CSCDA	Sacramento Senior Homes Apts.	Alameda	Senior/SN	0	35	10	10	5	0	10	15	10	10	10	7	0	122.00	\$197,051	\$7,685,000	\$7,685,000
03-215	CalHFA	Housing Alliance	Alameda	Family/SN	0	35	10	10	5	0	10	15	7.5	10	10	7	0	119.50	\$207,407	\$5,600,000	\$5,600,000
03-217	CalHFA	Bayport Apartments	Alameda	Family	0	35	10	10	5	5	10	15	0	10	10	7	0	117.00	\$131,373	\$6,700,000	\$6,700,000
03-177	CSCDA	Lorena Terrace Apts.	Los Angeles	Family	0	35	10	10	5	5	10	5	10	10	10	7	0	117.00	\$150,213	\$7,060,000	\$7,060,000
03-213	CalHFA	Coyote Run II Apts.	Riverside	Family	0	35	10	10	5	5	10	10	2.5	10	10	7	0	114.50	\$99,231	\$6,450,000	\$6,450,000
03-205	HA of the Co. of Sacramento	Campus Gardens Apts.	Sacramento	Family	20	35	10	0	5	0	9	15	7.5	10	0	2	0	113.50	\$64,000	\$8,000,000	\$8,000,000
03-168	CSCDA	Canyon Creek Townhomes	Monterey	Family	0	35	4	10	5	5	10	15	2.5	10	10	7	0	113.50	\$107,143	\$3,750,000	\$3,750,000
03-176	CSCDA	Westminster Senior Apts.	Orange	Senior	0	35	10	6.1	5	0	8.8	10	10	10	10	7	0	111.90	\$76,374	\$6,950,000	\$6,950,000
03-194	HA of the Co. of Sacramento	Sunnyslope Apts.	Sacramento	Family	0	31	10	10	5	5	10	0	10	10	10	7	0	108.00	\$80,645	\$2,500,000	\$2,500,000
03-200	RDA of the Ci. and Co. of San Francisco	Mission Creek Senior Community Apts.	San Francisco	Senior	0	35	10	10	5	0	10	15	7.5	5	10	0	0	107.50	\$165,458	\$23,000,000	\$23,000,000
03-160	Ci. of Los Angeles	Vista Monterey Apts.	Los Angeles	Senior	0	35	10	10	5	0	10	0	10	10	10	7	0	107.00	\$85,106	\$4,000,000	\$4,000,000
03-212	CalHFA	Villa Victoria Apts.	Ventura	Family	0	35	10	10	5	5	10	0	5	10	10	7	0	107.00	\$133,962	\$7,100,000	\$7,100,000
03-138	CSCDA	River Oaks Apts. (2003 Round 3)	Ventura	Family	0	26	10	0	5	5	10	15	7.5	10	10	7	0	105.50	\$99,306	\$7,150,000	\$7,150,000
03-014	HA of the Ci. of San Diego	Rancho del Norte Apts. (2003 Round 3)	San Diego	Family	0	35	10	10	5	5	10	0	2.5	10	10	7	0	104.50	\$83,263	\$9,825,000	\$9,825,000
03-220	Ci. of Los Angeles	Saticoy Gardens Apts.	Los Angeles	Family	0	35	10	10	5	5	10	0	7.5	10	10	2	0	104.50	\$105,172	\$3,050,000	\$3,050,000
03-207	CalHFA	Moulton Plaza Apts.	Santa Clara	Family	0	35	10	6.2	5	0	10	0	10	10	10	7	0	103.20	\$136,385	\$8,865,000	\$8,865,000
03-170	CSCDA	Heritage Park at Indio Apts.	Riverside	Senior	0	35	10	2.4	5	0	2.7	15	5	10	10	7	0	102.10	\$70,225	\$6,250,000	\$6,250,000
03-117	CSCDA	Plymouth West Apts.	Los Angeles	Senior	0	35	10	10	5	0	10	10	10	10	0	2	0	102.00	\$36,475	\$7,149,030	\$7,149,030
03-208	CalHFA	Oak Village Apts.	Alameda	Family	0	35	10	10	5	0	10	15	10	5	0	2	0	102.00	\$60,345	\$7,000,000	\$7,000,000
03-181	ABAG	Vintage at Laguna Senior Apts.	Sacramento	Senior	0	35	10	10	5	0	10	0	10	5	10	7	0	102.00	\$65,161	\$10,100,000	\$10,100,000

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03-178	CSCDA	The Willows Apts.	Fresno	Family	0	35	10	10	5	5	10	0	0	10	10	7	0	102.00	\$66,667	\$5,000,000	\$5,000,000
GENERAL POOL: \$399,442,628 available in Round 3 (contd.)																					
03-203	HA of the Ci. of Sacramento	Northpointe Park Apts.	Sacramento	Family	0	35	10	10	5	5	10	0	0	10	10	7	0	102.00	\$95,136	\$13,699,633	\$13,699,633
03-184	Co. of Orange	Culver I-5 Family Apts.	Orange	Family	0	35	10	10	5	5	10	0	0	10	10	7	0	102.00	\$96,273	\$15,500,000	\$15,500,000
03-218	CalHFA	Villa Amador Apts.	Contra Costa	Family	0	35	0	10	5	5	10	0	10	10	10	7	0	102.00	\$138,298	\$13,000,000	\$13,000,000
03-163	CSCDA	Fairway Family Apts.	Alameda	Family	0	25	10	10	5	5	10	0	10	10	10	7	0	102.00	\$196,078	\$30,000,000	\$30,000,000
03-145	CSCDA	Corona Park Apts. (2003 Round 3)	Riverside	Family	20	35	10	0	5	0	9.2	0	10	10	0	2	0	101.20	\$64,873	\$10,250,000	\$10,250,000
03-165	CSCDA	Fresno Emerald Palms Apts.	Fresno	Family	20	35	10	0	5	5	9	0	5	10	0	2	0	101.00	\$48,247	\$3,522,034	\$3,522,034
03-166	CSCDA	Maidu III Apts.	Placer	Senior	0	35	10	10	5	0	5	0	7.5	10	10	7	0	99.50	\$60,000	\$4,500,000	\$4,500,000
03-214	CalHFA	Northwood Family Apts.	Orange	Family	0	35	10	10	5	5	10	0	2.5	5	10	7	0	99.50	\$85,106	\$8,000,000	\$8,000,000
03-219	CSCDA	The Village at Hesperia Apts.	San Bernardino	Senior	0	30	10	0	5	0	10	15	7.5	5	10	7	0	99.50	\$111,940	\$7,500,000	\$7,500,000
03-196	ABAG	Regency Park Apts.	Solano	Family	0	21	10	10	5	5	10	0	10	10	10	7	0	98.00	\$146,702	\$13,790,000	\$13,790,000
03-202	HA of the Co. of Sacramento	Sky Parkway Terrace Apts.	Sacramento	Senior	20	35	10	0	5	0	10	0	7.5	5	0	5	0	97.50	\$33,879	\$1,965,000	\$1,965,000
03-204	HA of the Co. of Sacramento	Greenbriar Apts.	Sacramento	Family	0	35	10	0	5	0	10	15	10	10	0	2	0	97.00	\$41,728	\$5,675,000	\$5,675,000
03-121	CSCDA	City Towers Apts.	Alameda	Family	0	35	10	10	5	0	5	10	10	10	0	2	0	97.00	\$79,476	\$18,200,000	\$18,200,000
03-210	CalHFA	Copper Creek Apts.	San Diego	Family	0	35	10	10	5	5	10	0	0	5	10	7	0	97.00	\$91,129	\$14,125,000	\$14,125,000
03-179	CSCDA	Dublin Ranch Senior Apts.	Alameda	Senior	0	25	10	10	5	0	10	0	10	10	10	7	0	97.00	\$185,123	\$29,990,000	\$29,990,000
03-190	HA of the Ci. of Wasco	Sunset Villa Apts.	Kern	Family	0	35	10	0	5	5	10	0	7.5	10	10	2	0	94.50	\$88,235	\$4,500,000	\$4,500,000
03-197	ABAG	Geneva Pointe Apts.	Sacramento	Family	0	22	10	10	5	5	10	0	5	10	10	7	0	94.00	\$154,176	\$14,030,000	\$14,030,000
03-182	Ci. of San Jose	Vintage Tower Apts.	Santa Clara	Family	0	35	10	0	5	0	10	15	7.5	10	0	0	0	92.50	\$93,220	\$5,500,000	\$5,500,000
03-116	CSCDA	Beverly Towers Apts.	Los Angeles	Senior	0	35	10	10	5	0	10	0	10	10	0	2	0	92.00	\$35,000	\$6,615,000	\$6,615,000
03-172	CSCDA	Second Street Senior Apts.	Solano	Senior	0	30	10	0	5	0	5	0	10	10	10	7	0	87.00	\$66,688	\$5,335,000	\$0
03-211	CalHFA	Ocean View Garden Apts.	Alameda	Family	0	30	10	10	5	0	10	0	7.5	10	0	2	0	84.50	\$50,968	\$3,160,000	\$0
03-161	CSCDA	The Salvation Army San Francisco Silvercrest Residence Apts.	San Francisco	Senior	0	35	10	0	5	0	0	10	7.5	10	0	7	0	84.50	\$116,142	\$29,500,000	\$0
03-141	CSCDA	Hallmark House Apts.	San Mateo	Family	0	35	10	0	5	0	9.6	0	10	10	0	2	0	81.60	\$106,338	\$7,550,000	\$0
03-120	CSCDA	Hermosa Vista Apts.	Orange	Family	0	35	10	6.8	5	0	5	0	7.5	10	0	2	0	81.30	\$77,011	\$6,700,000	\$0
03-087	Co. of Contra Costa	Gentrytown Apts.	Contra Costa	Family	0	33	10	0	5	0	5.8	0	10	10	0	0	0	73.80	\$74,905	\$5,617,900	\$0
Tentative Total - QRRP General Pool:																				\$457,274,597	\$399,411,697
** Per CDLAC Procedures Section 17.III.B, Rural Projects not receiving an allocation in the Rural Pool are eligible for consideration in the General Pool.																					
*** Staff intends to recommend to the Committee that the balances in the Rural, Mixed Income and IDB Pools be transferred to fund all viable General Pool projects.																					
The following project is recommended for 2001 carryforward allocation.																					
03-159	HA of the Ci. of Santa Ana	Santiago Villas Apts.	Orange	Senior	0	22	10	9.8	5	0	10	0	10	5	10	0	0	81.80	\$94,444	\$5,100,000	\$5,100,000
The following General Pool Project was deemed INCOMPLETE for lack of TEFRA.																					
03-175	CSCDA	Breezewood Village Apts.	Solano	Family	0	30	10	8.6	5	5	0	0	10	7.5	10	7	0	93.10	\$102,687	\$8,215,000	
The following General Pool Projects were WITHDRAWN by the applicant.																					
03-173	CSCDA	Cathedral Canyon Family Apts.	Riverside	Family	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$6,000,000	
03-174	CSCDA	Jones Road Family Apts.	Riverside	Family	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$7,200,000	
03-206	CalHFA	Hawaiian Gardens Apts.	Los Angeles	Family	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$15,850,000	