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CALIFORNIA TAX CREDIT ALLOCATION  
COMMITTEE

1999 Annual Report



PHILIP ANGELIDES  
Treasurer  
State of California

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

1999 Annual Report

Report on the Allocation of Federal and State Low Income Housing  
Tax Credits in California

2000

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

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This is the annual report of the California Tax Credit Allocation Committee for the calendar year 1999 and, as such, represents development and compliance reporting for that and previous years. Several changes are anticipated for 2000 and beyond in the process in determining priorities and methodologies of awarding credit.

## **EXECUTIVE SUMMARY – 1999 Program, Highlights**

### *Tax Credit Units in California Exceed 128,000*

In 1999, the California Tax Credit Allocation Committee (“TCAC” or “the Committee”) allocated over \$44 million in 9% federal tax credit to 85 low-income housing projects, 9 of which were reapplications for additional credits. Additionally, more than \$53 million in state credit was allocated to 32 projects. Fifty-one family projects, fifteen senior projects, five single room occupancy projects, three at-risk projects and nine special needs projects were allocated credit. A total of 5,640 additional affordable housing units will be built with the 1999 ceiling amount, bringing the total aggregate number of units in the competitive, 9% program in California to 79,670. When including tax-exempt bond financed units, the total number of tax credit units is 128,051.

### *Demand for Tax Credits Remains High*

Applications for competitive credit received during the year totaled 262, with 85, or 32% of the projects, receiving a tax credit allocation. The demand over supply for tax credits in 1999 was approximately equal to that of 1998 when 32% of all applications received credit allocations. Approximately \$162.5 million in federal credit was requested, and approximately 27% of that amount was allocated.

### *Geographic Apportionments Affect Distribution of Credit*

Beginning in 1997, the Committee adopted geographic apportionments to increase the degree of certainty that distribution of federal tax credit will correspond with statewide housing need. By formula, federal Credit is apportioned under a “fair-share” formula to areas with relative need for affordable housing by limiting amounts of federal credit each area may consume in an allocation cycle. The formula determines the amount of credit available to counties after funding the Non-profit Rural, and Small Development Set-Asides. This methodology was adopted because metropolitan areas within counties with large rural areas potentially would not be able to receive credit otherwise. The following table details how the 1999 geographic targets compared with the credit allocated:

**TABLE 1**  
**1999 Geographic Apportionments versus Allocations**

<b>County</b>	<b>Targeted Apportionment</b>	<b>Percent of Allocation Without Rural Set-Aside</b>	<b>Percent of Total Allocation</b>
Alameda	4.82%	5.23%	4.19%
Contra Costa	2.00%	6.06%	4.85%
Los Angeles	35.20%	25.37%	20.30%
Orange	7.10%	8.06%	6.46%
Riverside	2.99%	2.56%	3.53%
Sacramento	3.79%	2.98%	4.51%
San Bernardino	3.80%	3.25%	2.60%
San Diego	9.35%	7.94%	6.36%
San Francisco	4.06%	9.46%	7.58%
Santa Clara	4.05%	7.80%	7.35%
San Mateo	1.83%	6.94%	5.56%
Other Counties	21.02%	14.35%	26.71%
<b>TOTAL</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>

Table 1 demonstrates statewide credit distribution in relation to targeted apportionments based on credit available after funding the Rural Set-aside and as a percentage of all credit available.

*Continued Demand for Projects Financed with Tax-exempt Bonds*

In 1999, the Committee reserved credit for 111 projects financed with the proceeds of tax-exempt bonds, as compared to 115 projects reserved credit in 1998. The tax-exempt bond projects funded in 1999 resulted in more low-income units and were reserved more credits than the projects funded in 1998. The 111 projects funded in 1999 were reserved \$37,425,708 in annual federal tax credit, and will result 13,883 low-income units.

*Monitoring Activities*

In 1999, the Committee conducted monitoring activities at 202 tax credit projects, meeting the IRS requirement that 20% of active projects be reviewed annually. Activities included visits to properties and file inspections. Of the 202 projects inspected, 99, or 49%, were found to have no incidences of non-compliance. One hundred and four projects, or 51%, had at least one incidence of non-compliance. In most cases the non-compliance was due to over-charging rents or not performing adequate income recertifications. Of the 2,714 files inspected, 2,693 or 99.2% were found in compliance with income restriction requirements. In cases where too much rent was charged, residents in nearly all cases received refunds.

## I. PROGRAM OVERVIEW

The State Treasurer chairs the Tax Credit Allocation Committee. Other voting members are the State Controller and the State Director of Finance. Advisory members are the Director of the State Housing and Community Development Department, the Executive Director of the California Housing Finance Agency, a representative of cities appointed by the Speaker of the Assembly, and a representative of counties appointed by the Senate Rules Committee.

Section 50199.15(a) of the California Health and Safety Code requires the Committee to submit an annual report of the prior year's activities to the Legislature. The statute requires the Committee to report information as follows: the total amount of housing credit allocated; the total number of low-income units that are, or will be, assisted by the credit; the amount of credit allocated to each project, other financing available to the project, and the number of units that are, or will be, occupied by low-income households. The report also must include information from projects receiving allocations in previous years that describes the low-income status of units reserved for low-income occupancy. *Appendices A, B and C of this report contain data for 1999 as well as prior program years. Appendix D contains a summary description of the tax credit programs.*

### *The Tax Credit Programs*

The California Health and Safety Code reiterates that the Committee shall adopt a Qualified Allocation Plan ("QAP"), as required by federal law (IRC Section 42), that specifically addresses project selection criteria. The state statute requires consideration of the following factors when allocating credit:

- (A) Projects serving large families in which a substantial number of all residential units are comprised of low-income units with three or more bedrooms.
- (B) Projects providing single room occupancy units serving very low-income tenants.
- (C) Existing projects that are "at risk of conversion," as defined by paragraph (4) of subdivision (c) of Revenue and Taxation Code Section 17058.
- (D) Projects for which a public agency provides direct or indirect long-term financial support for at least 15 percent of the total project development costs or projects for which the owner's equity constitutes at least 30 percent of the total project development costs.
- (E) Projects that provide tenant amenities not generally available to residents of low-income housing projects.
- (F) Projects located within a "difficult to develop area" or a "qualified census tract" as defined in Section 42(d)(5)(C) of the Internal Revenue Code.

## II. RESULTS OF THE 1999 PROGRAM

In 1999, the per capita federal credit ceiling was \$40,833,000, or a total of \$408,330,000 of federal credit available for investors over a ten-year period. In addition to the per capita credit and credit available for projects utilizing tax-exempt bond financing, there were two other sources of credit available to California in 1999.

- \$90,540 was awarded to the Committee from the national pool. A national pool has been formed each year since 1992 from unallocated credit from those states unable to fully utilize their credit ceiling. In 1998, TCAC received over \$167,000 in national pool credit. In 1999 nearly all states allocated all of their credit authority.
- TCAC also had available in 1999 over \$3 million of credit returned from developments to which credit had been allocated in previous years but which could not use them within the statutory time frames allowed (the federal requirement that projects be completed by the end of the second calendar year after the year in which they received an allocation).

### *Strong Competition for Credit*

As in years past, the competition for tax credits continued to run very high. Of those competing for credit, only 27% of the dollars requested were available to allocate. Sponsors submitted 262 applications in the one cycle held in 1999, as compared to the two cycles that totaled 267 applications in 1998.



*Applications*

In the one cycle held in 1999, applicants requested approximately \$162.5 million in federal credit and \$255 million in state credit, far exceeding the approximate \$44 million available in federal credit and the \$50 million available in state credit. Of these 262 applications, a total of 85 received credit reservations.

Table A-1 in Appendix A provides a summary listing by county of all projects allocated credit in 1999. The 1999 federal tax credits assisted 85 projects in 26 counties. State tax credits assisted 32 projects in 19 counties.

Chart 1 breaks down the 1999 allocations by project type. Of the 85 projects that received an allocation, 51 are designed for large families (3-bedroom or larger units comprised at least 30% of totals project units), 15 are designed for seniors, 5 provide Single Room Occupancy units, 3 projects "at risk" of conversion to market rate, 9 are targeted for residents with special needs and 2 projects receiving state credit only are non-targeted. The project and unit counts do not include tax-exempt bond financed projects.

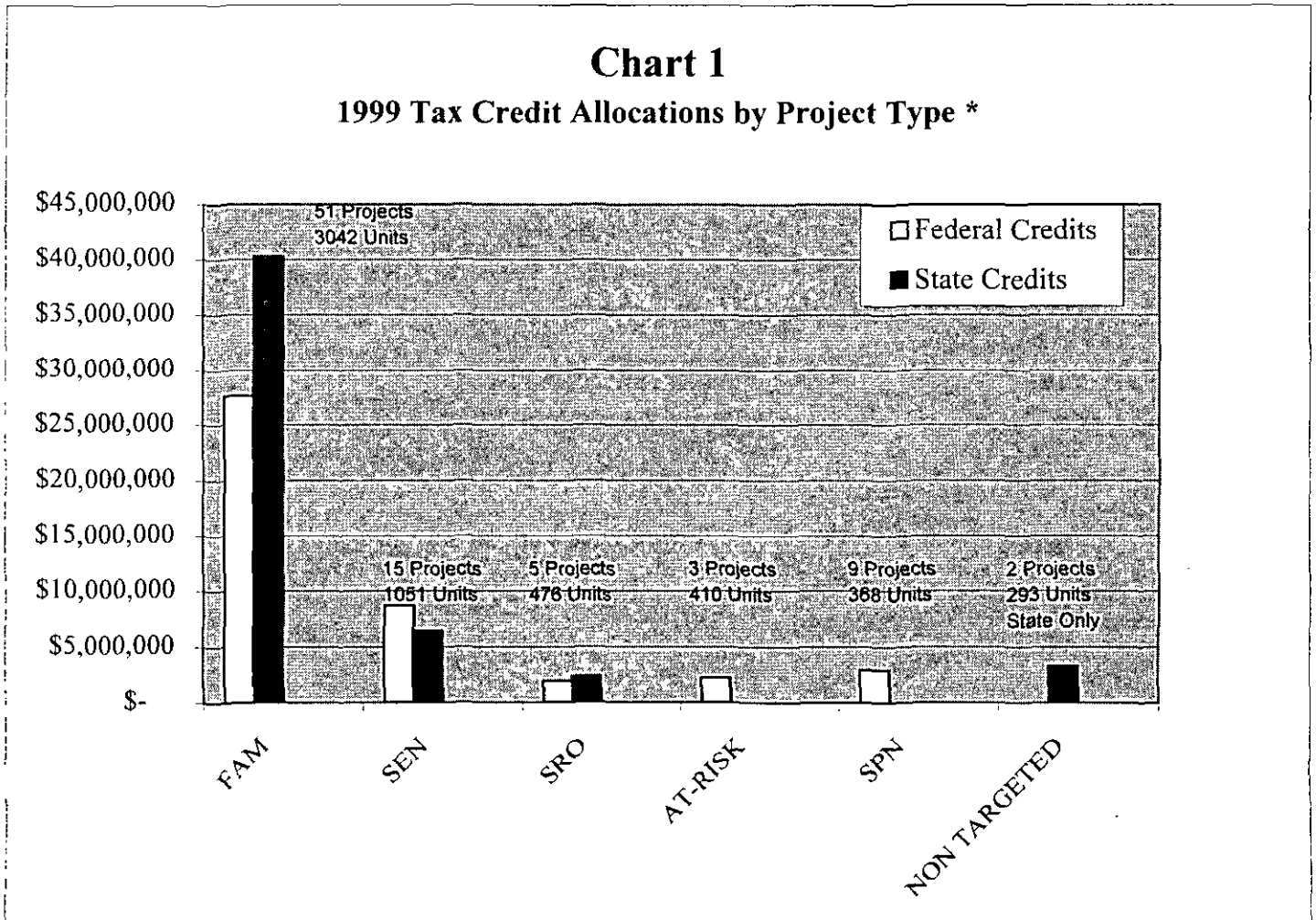
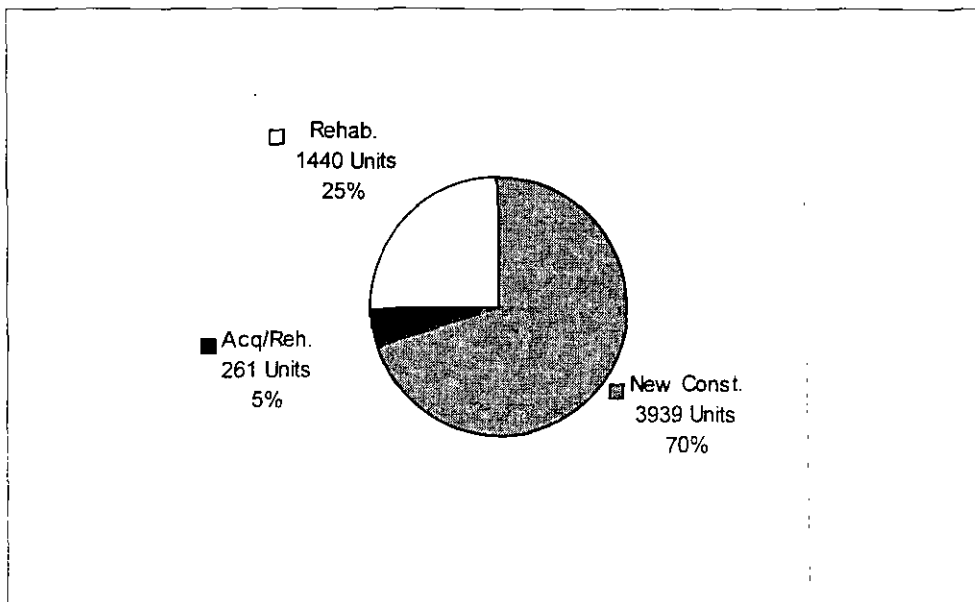


Chart 2 shows the number of 9% 1999 units and projects by construction type. Projects awarded credit contain 5,640 low-income units. Nearly 4,000 of these units will be newly constructed, and over 1,600 existing units will be rehabilitated.

**Chart 2**  
**1999 Unit Distribution by Construction Type**



**Table 1**  
**1999 Allocations by Set-Aside**

Set-Aside	Projects	Total Units	Federal Allocation	% of Total	State Allocation	% of Total
RHS	3	138	\$974,181	2.2%	\$2,649,770	4.9%
Nonprofit	23	1,553	\$10,976,378	24.8%	\$15,676,517	29.3%
Nonprofit HAA	7	247	\$2,420,549	5.5%	\$1,162,978	2.2%
Rural	18	919	\$8,845,661	20.0%	\$11,364,798	21.2%
Small Development	10	122	\$1,302,772	2.9%	\$1,545,313	2.9%
General Pool	24	2,661	\$19,748,387	44.6%	\$21,158,346	39.5%
<b>Total</b>	<b>85</b>	<b>5,640</b>	<b>\$44,267,928</b>	<b>100.0%</b>	<b>\$53,557,722</b>	<b>100.0%</b>

As required by federal and state law, at least 10% of the annual credit ceiling must be set aside for nonprofit sponsors. State law also provides for 20% rural and 2% small development set-asides. Table 1 shows that 30.3% of the federal credit and 31.5% of the state credit was allocated to qualifying

nonprofit sponsors. About 22.2% of federal credit and 26.1% of state credit available went to rural projects. About 2.9% of both federal and state credit were awarded to small development projects.

*Federal Credits-Per-Unit*

Table 2 summarizes data on credits-per-unit for projects allocated ceiling credit from 1994 through 1999.

**Table 2**  
**Credits per Unit: 1994-1999**

	1994	1995	1996	1997	1998	1999
Federal Credits	\$59,831,09	\$44,478,041	\$47,215,73	\$41,111,674	\$44,093,456	\$44,267,928
State Credits	\$41,878,26	\$48,125,905	\$36,006,09	\$33,774,415	\$50,234,029	\$53,577,722
Federal Credits/unit	\$7,843	\$8,464	\$7,410	\$7,385	\$7,702	\$7,849
State Credits/unit	\$22,443	\$24,135	\$20,958	\$24,504	\$18,775	\$24,398

**III. KEY EVENTS DURING 1999**

*Continued Demand for Projects Financed with Tax-exempt Bonds*

In 1999, the Committee reserved credit for 111 projects financed with the proceeds of tax-exempt bonds. While the Committee funded 4 fewer projects in 1999 than in the previous year, these projects generated 1,180 more low-income units than in 1998. This is a continuation of the significant increase in the demand for credit combined with tax-exempt bond financing. This increase is attributed to the increased competition for the ceiling credits, the improving economy, which has made many previously infeasible projects now economically viable, and the fact that the percentage of the bond cap allocated to multifamily residential projects was increased by the California Debt Allocation Committee, and represents a significant workload increase for staff of the Committee.

*Farmworker Housing Assistance Program*

Recognizing the urgent housing need for agricultural workers, the state legislature enacted The Farmworker Housing Assistance Program ("FHAP"). The program is authorized by Health and Safety Code Section 50199.51, Revenue and Taxation Code Sections 17053.14, 23608.2 and 23608.3. The California Tax Credit Allocation Committee ("TCAC") is currently authorized to allocate tax credit under the FHAP in the amount of \$500,000 annually.

The FHAP provides that owners who rehabilitate existing, or construct new, farmworker housing may receive a credit against their state income tax in an amount equaling 50% of the hard costs of rehabilitation or construction. The program also provides a credit to lenders providing below-market-interest rate loans to finance the construction or rehabilitation of farmworker housing. Banks or financial corporations are eligible for a tax credit in an amount equal to 50% of the difference between the market- rate interest and the reduced interest rate charged.

Eligible types of housing include multi-family dwellings, single family dwellings, mobile homes, or prefabricated housing. Farmworkers need not be employed by the owner of the farmworker housing project. Family projects, where all units are two-bedroom or larger will receive preference under the program. Occupants of the housing assisted by the FHAP must be farmworkers.

This program has not proven attractive to investors and is underutilized. The current program is small in size and does not work well with other farmworker housing program and is not attractive to potential applicants. Legislation is required to reform the program to meet the housing needs of agricultural workers.

#### **IV. PROGRAM RESULTS: 1987 THROUGH 1999**

The existing portfolio of tax credit ceiling projects encompasses total annual federal allocations of \$482 million in 1,201 projects with 69,138 affordable housing units. A total of 388 of these projects used state credits totaling more than \$471 million. An additional 48,381 units in 369 projects have received credit by financing with tax-exempt bonds, for a total of 117,519 units in 1,570 projects. TCAC estimates that some \$2.6 billion in project equity has been, or will be, raised from the allocations of federal and state tax credits. Tax credits are not dollars to be spent on housing development costs, but are offered to investors to raise project equity. Credits are generally offered through partnerships to investors, and their value is the price the investor judges the credits to be worth in terms of the future tax benefits they will receive from the credits, and other benefits they receive by owning a project.

### *State Credit Program Effectiveness*

The demand for state credits was still very high in 1999. Since 1990, there has been a steady increase in the demand for state credits. Of the \$35 million available in 1990, \$26.9 million of state credits were allocated; the remaining \$8.1 million were "carried forward" and added to the 1991 \$35 million per capita ceiling. In 1999, \$50 million in state credits were allocated with a demand of over \$250 million.

State credits are particularly important to projects not located in designated high cost areas, or those using federal HOME funds. For these projects, state credits generate additional equity funds which, as intended, fill a financing gap that remains after maximum federal credits have been allocated.

### *New Construction Outpaces Rehabilitation Projects*

Chart 3 shows projects by construction type since the inception of the program in 1987 through 1999. While the percentage of new construction projects has shown a slight decrease, these projects continue to far out-pace rehabilitation projects.

**Chart 3**  
**Distribution of Projects by Construction Type**

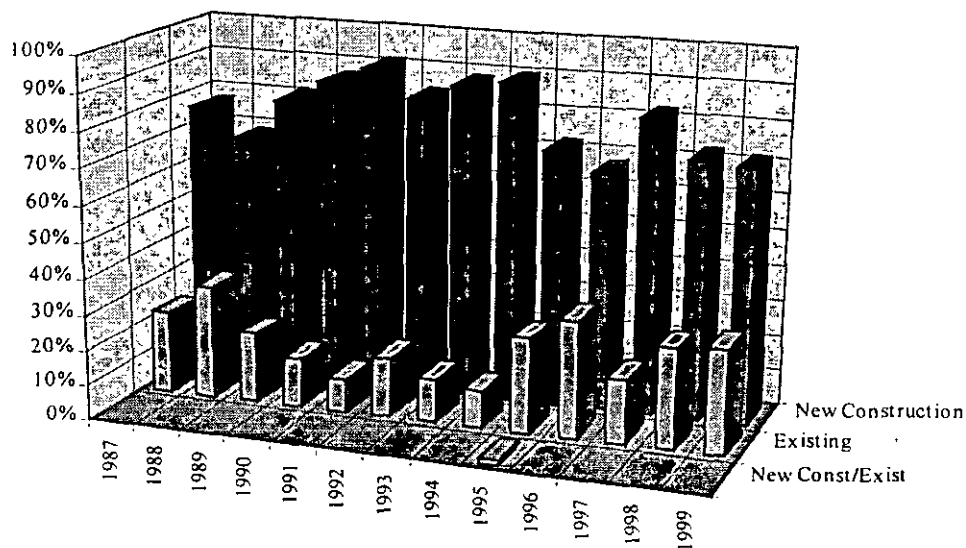
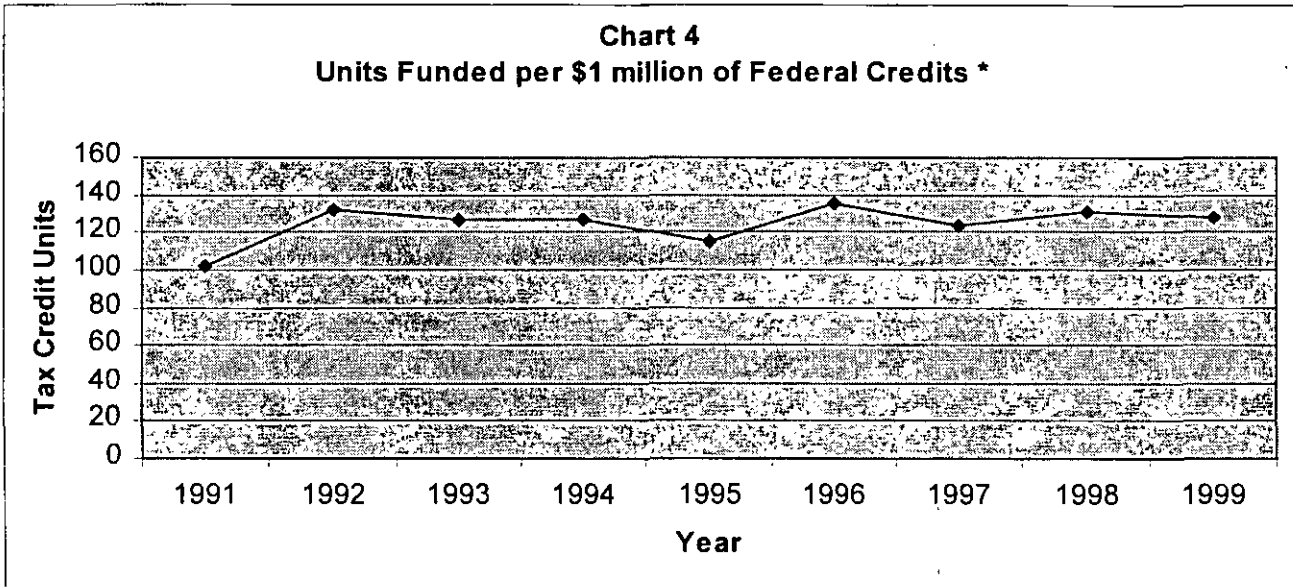


Chart 4 reflects the number of units expected to be produced per million dollars of tax credit in program years 1991 through 1999.



\* Does not include tax-exempt bond financed projects.

### *All Populations Are Served*

The majority of Large Family projects are new construction with an average of 63 units. By geographic location, in comparison to rural projects, inner-city projects tend to be smaller and suburban projects larger. Thirty to fifty percent of the units in most family projects have 3-bedroom or larger units. Project amenities include laundry facilities, equipped play areas, outside family areas, community rooms, day care facilities, and security systems.

SRO projects are often rehabilitated urban hotels. The average size is 100 units. SRO units do not have a separate bedroom; however, they may have private bath and kitchen facilities. All units must be targeted on average to households with incomes of 45% of area median. Project amenities include laundry facilities, furnished community rooms, community kitchens and security. In addition, various social services are available to assist the tenants; these include job counseling, drug and alcohol rehabilitation.

Senior projects are generally new construction with an average size of 73 units. Most senior projects are comprised of 1-bedroom units and are on sites within walking distance of basic services. Project amenities include a security call system, furnished community rooms and laundry facilities.

Special needs projects are generally small, with an average size of 42 units. All units must be targeted on average to households with incomes of 45% of area median. The targeted households have included HIV positive households, frail elderly, mentally and physically handicapped individuals, and single mothers. Project amenities must be appropriate for the targeted population and the residents must have access to appropriate social services.

The following table shows the number of projects and units receiving 9% tax credit allocations for each of the targeted categories. Since projects did not compete under the Qualified Allocation Plan prior to 1990, the totals have been grouped by 1987-1989, and 1990-1999.

**Table 4**  
**Total Number of Affordable Units by Targeted Population**

Project Type	1987-1989		1990-1999		% of All Units
	Units	% of Total	Units	% of Total	
Family	6,201	42.64%	40,190	61.71%	58.23%
SRO	1,253	8.62%	8,193	2.58%	11.86%
Senior	4,589	31.55%	12,543	19.26%	21.50%
Special Needs	89	0.61%	2,441	3.75%	3.71%
Non-Targeted	2,411	16.58%	1,052	1.62%	4.34%
At-Risk	0	0.00%	708	1.08%	0.09%
<b>Total</b>	<b>14,543</b>	<b>100.00%</b>	<b>65,127</b>	<b>100.00%</b>	<b>100.00%</b>

In contrast to 1987-1989 projects, projects receiving Credit since 1990 possess characteristics that meet or exceed program goals. Nearly 62% of the 1990-1999 units are in projects designated for large families, and over 13% are SRO units. Special needs housing production has also been increasing.

*Set-Asides*

The Legislature established tax credit ceiling set-asides to provide for an equitable geographic distribution of tax credit projects and to ensure that certain types of sponsors and projects are given an opportunity to compete for credits. Ten percent (10%) of the federal tax credit ceiling is set aside for Nonprofit organizations (consistent with federal law); twenty percent (20%) of the federal ceiling is set aside for rural areas, of which fourteen percent (14%) is available for projects financed by the Rural Housing Service programs; and two percent (2%) of the federal credit ceiling is set aside for qualified small development projects consisting of 20 or fewer units. Eligible projects which apply under one of the four set-asides - Nonprofit, Rural Housing Service (RHS), Rural, Small Development - automatically compete with all other projects in the general allocation pool if insufficient credits are available in the set-asides.

The RHS and Small Development set-asides were not established until the 1990 application cycle. Therefore, Table 5 only summarizes projects receiving tax credits in 1990-1999. The data is grouped by the projects' *application* set-aside, although they may actually have been *funded* from the general allocation pool.

**Table 5**  
**Projects and Units Produced by Setaside**  
**1990-1999**

<u>Setaside</u>	<u>Projects</u>	<u>% of Total</u>	<u>Units</u>	<u>% of Total</u>
FmHA/RHS	57	6.44%	2,542	3.90%
Rural	158	17.85%	11,011	16.91%
Small Development	58	6.56%	713	1.09%
Nonprofit	319	36.05%	21,899	33.63%
Nonprofit HAA	11	1.24%	444	0.68%
General	282	31.86%	28,518	43.79%
<b>Total</b>	<b>885</b>	<b>100.00%</b>	<b>65,127</b>	<b>100.00%</b>



### *Geographic Distribution*

In 1997, the Committee adopted geographic apportionments to increase the degree of certainty that distribution of federal tax credit will correspond with statewide housing need. By formula, federal Credit is apportioned under a "fair-share" formula to areas with relative need for affordable housing by limiting amounts of federal credit each area may consume in an allocation cycle. The formula determines the amount of credit available to counties after funding the Non-profit, Rural and Small Development Set-Asides.

Since the inception of the program in 1987, federal and state tax credits have been allocated for affordable housing developments in 54 of the 58 counties in California. Table B-1 in Appendix B compares the percentage of total tax credit units by county to the county's population as a percentage of total state population, including the number of projects, number of rental units produced (or in construction), and credit dollars by county. These tables reflect data as of December 31, 1999. The current status of projects may not necessarily be reflected in this historical data.

Los Angeles County continues to be the largest beneficiary of the program receiving 23.4% of the federal and state tax credits. In total, Annual Federal credit of \$140 million and total state credit of nearly \$47 million have been allocated to 336 projects, which will include nearly 19,000 affordable units in Los Angeles County. Santa Clara remained the county with the second highest number of units awarded, with San Diego and Orange close behind. Many of the smaller, more rural counties have also benefited from the tax credit program.

### *Change from the "Lottery" system*

In 1999 regulations were adopted to include a point system that replaced the "lottery" system used in previous years. The point system gives points for desired characteristics such as committed funds, owner and manager experience, housing needs, locational amenities, services, neighborhood revitalization, lowest income and readiness to proceed.

### *Demand for Credits*

Except for the first two years of the program, the demand for tax credits has exceeded the amount available for allocation. In the past few years the Committee has received approximately four times the number of applications than can be awarded available credits for the year.

In 1999, the requests for credit included a high percentage of applications that were complete and eligible, but simply did not score high enough on the initial point review to receive an award. A similar level of demand is anticipated for 2000, allowing an opportunity to receive greater public benefits through modifications in the allocation criteria.

Table 6 summarizes the amount of federal and state credits allocated to projects in years 1987 through 1999. The reader is cautioned that Table 6 reflects data that represents allocation activities as of December 31 of the year in which the award was made. These data are the results of actions taken that year and reflect only a snapshot of the program at that point in time.

**Table 6**

**Credits Allocated as of December 31 of the Allocation Year: 1987-1999**

Year	Federal Credits Available	Federal Credits Awarded	Number of Projects and Units		State Credits Available	State Credits Awarded	Number of Projects and Units	
1987	\$32,956,250	\$4,825,463	63	2264	\$34,578,625	\$6,818,086	17	755
1988	\$34,578,750	\$16,438,953	175	5504	\$34,578,625	\$35,461,086	67	2545
1989	\$35,210,000	\$34,444,417	155	7960	\$35,000,000	\$61,433,913	74	3792
1990	\$36,328,750	\$31,399,269	84	4592	\$35,000,000	\$28,976,550	26	1490
1991	\$41,258,231	\$41,258,231	78	4277	\$35,000,000	\$34,855,113	28	1547
1992	\$63,517,994	\$63,517,994	133	8528	\$35,000,000	\$48,699,970	29	2183
1993	\$70,434,569	\$70,434,569	128	9001	\$35,000,000	\$49,043,203	32	2185
1994	\$67,113,568	\$67,113,568	122	8612	\$35,000,000	\$47,220,796	30	2135
1995	\$49,367,029	\$49,367,029	84	5855	\$48,469,566	\$48,469,566	28	1994
1996	\$48,392,572	\$48,392,572	107	6467	\$38,894,819	\$38,894,819	30	1718
1997	\$41,911,674	\$41,911,674	77	5213	\$33,774,415	\$33,774,415	17	1213
1998	\$44,093,456	\$44,093,456	86	5757	\$51,433,018	\$50,234,029	37	2697
1999	\$43,800,383	\$43,800,383	85	5640	\$51,784,811	\$51,784,811	32	2433

**VI. MONITORING - PROJECT PERFORMANCE AND PROGRAM COMPLIANCE**

Projects are monitored for progress in meeting milestones and reservation requirements until they are placed in service. Additionally, IRC Section 42 and state statutes require state allocating agencies to monitor occupancy compliance throughout the credit period. The IRS requires that allocating agencies notify it of any instances of noncompliance, including the failure of owners to submit required reports. The monitoring requirement begins at initial occupancy and continues for periods ranging from 30 to 55

years. The Committee must determine, among other requirements, whether the income of families residing in low-income units is within agreed upon limits stated in the regulatory agreement.

TCAC's compliance monitoring procedure requires project owners to submit tax credit information included on a number of TCAC forms, including Project Status Report, Annual Owner Certification and Project Ownership Profile. Information is analyzed for completeness, accuracy and compliance. In most instances, a grace period is allowed to correct noncompliance, although the IRS requires that all noncompliance be reported to the IRS, whether or not the violation is corrected.

Investors are at great risk should noncompliance be discovered, because the IRS could recapture credits claimed in years of noncompliance. The Committee's compliance monitoring program provides for newly placed-in-service projects to receive an early review of rent-up practices so that compliance problems may be avoided.

A compliance monitoring fee of \$410 per unit is collected at the time the project is placed-in-service. The compliance monitoring fee reflects an earlier projection of the anticipated costs (calculated on a present value basis) the Committee would incur to monitor the first 15 years of the compliance period. With the size of portfolio growing rapidly, current account balances are estimated to provide for approximately 25 years of monitoring due to efficiencies realized from economies of scale.

Data presented in Appendix C show the results of the Committee's 1999 compliance monitoring activities. Table C-1 in Appendix C lists occupancy information received from project owners for all "placed-in-service" projects. Of the 2,714 units reviewed for compliance, 21 were found to have over-income households. Other deficiencies, including rent overcharges and missing income recertifications were cited during file inspections. During 1999, 103 projects were cited with notices of "non-compliance," and 99 projects were determined to have no irregularities. In total, 99 findings were reported to the IRS from completed inspections occurring in 1999.

## **COMPLIANCE REPORT FOR PROJECTS PLACED IN SERVICE**

Health and Safety Section 50199.15 requires the Committee to report certain information on projects which received tax credit allocations in previous years, specifically, all projects that were allocated tax credits in previous years, the total number of units in each project, the number of units assisted by the credit to be occupied by low-income tenants and the number of units occupied by low-income tenants.

In 1999, Committee staff conducted file inspections for approximately twenty percent of projects in the portfolio. Of the 2,714 files inspected, low-income tenants occupied 2,693, or 99.2%, of tax credit units as intended. The inspection findings for units with over-income tenants were reported to the Internal Revenue Service, as required.

**RESULTS FROM COMPLIANCE MONITORING FILE INSPECTIONS  
CONDUCTED IN 1999  
BY YEAR OF ALLOCATION**

	1987- 1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	Total
Projects Inspected	36	16	11	15	13	0	3	79	25	3	1	202
Total Units	2033	608	557	1103	1104	0	291	5597	2333	150	99	13,875
Required Low- Income Units	1830	608	557	1103	1104	0	291	5447	2039	119	99	13,197
Unit Files Inspected	379	127	117	225	227	0	60	1120	414	25	20	2,714
Inspected Units With Low-Income Occupants	374	126	117	225	220	0	60	1115	411	25	20	2,693

In addition to reporting the results of file inspections, Committee staff also requested that project owners report the occupancy of required tax credit units of projects in service. The information may be used for determining file inspection selections for projects where owners have either not reported occupancy information or have not successfully rented units to qualifying tenants. The following pages report the required information for projects placed in service on or before December 31, 1999.

## **APPENDIX A**

### **1999 ALLOCATION INFORMATION**

**Table A-1**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**1999 9% Tax Credit Allocations by County**

County	Projects	Total Units	Low Income Units	Federal Allocation	% of Fed Total	State Allocation	% of State Total
Alameda	3	231	228	\$1,964,654	4.44%	\$1,162,978	2.17%
Butte	1	13	13	\$27,340	0.06%	\$0	0.00%
Contra Costa	2	472	406	\$2,409,443	5.44%	\$0	0.00%
Fresno	2	88	87	\$605,018	1.37%	\$2,160,778	4.03%
Imperial	2	129	126	\$1,477,978	3.34%	\$0	0.00%
Kern	2	160	158	\$1,021,664	2.31%	\$1,211,243	2.26%
Los Angeles	25	1375	1343	\$9,954,371	22.49%	\$1,354,736	2.53%
Madera	1	57	56	\$629,458	1.42%	\$0	0.00%
Monterey	3	92	90	\$1,315,093	2.97%	\$0	0.00%
Nevada	1	39	38	\$544,661	1.23%	\$1,945,217	3.63%
Orange	2	337	332	\$2,563,753	5.79%	\$6,431,402	12.01%
Riverside	3	182	182	\$1,557,474	3.52%	\$1,923,694	3.59%
Sacramento	2	276	208	\$1,648,384	3.72%	\$5,886,381	10.99%
San Bernardino	1	100	99	\$1,011,071	2.28%	\$2,793,703	5.22%
San Diego	5	422	416	\$2,339,814	5.29%	\$8,159,081	15.23%
San Francisco	3	266	264	\$3,760,236	8.49%	\$0	0.00%
San Joaquin	2	78	76	\$364,288	0.82%	\$1,301,027	2.43%
San Luis Obispo	2	40	38	\$337,722	0.76%	\$740,761	1.38%
San Mateo	3	198	195	\$2,758,364	6.23%	\$0	0.00%
Santa Barbara	2	229	104	\$116,765	0.26%	\$0	0.00%
Santa Clara	5	563	508	\$2,924,165	6.61%	\$7,254,541	13.55%
Santa Cruz	3	165	162	\$1,460,830	3.30%	\$2,696,552	5.03%
Shasta	3	204	202	\$1,330,995	3.01%	\$4,800,287	8.96%
Sonoma	4	259	230	\$1,553,981	3.51%	\$1,626,747	3.04%
Stanislaus	1	56	55	\$400,823	0.91%	\$1,431,510	2.67%
Sutter	1	14	14	\$70,018	0.16%	\$250,065	0.47%
Ventura	1	10	10	\$119,565	0.27%	\$427,019	0.80%
<b>27 Counties</b>	<b>85</b>	<b>6055</b>	<b>5640</b>	<b>\$44,267,928</b>	<b>100.00%</b>	<b>\$53,557,722</b>	<b>100.00%</b>

**Table A-2**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**1999 9% Tax Credit Allocation by TCAC Project Number**

TCAC #	Project Name	Set-Aside	Const. Type	Low		Federal Credits	State Credits	City	County
				Total Units	Income Units				
99-001	Eucalyptus View Co-operative	Nonprofit	NC	24	23	\$239,073	\$853,726	Escondido	San Diego
99-002	Las Palmeras	Rural	NC	77	77	\$538,634	\$1,923,694	Coachella	Riverside
99-004	Brookview Senior Housing	Nonprofit	NC	102	100	\$825,823	\$2,674,907	Poway	San Diego
99-005	Hemet Vistas II	General	NC	71	71	\$706,555	\$0	Hemet	Riverside
99-009	518 East Canon Perdido	Sm Dev	NC	131	7	\$77,581	\$0	Santa Barbara	Santa Barbara
99-014	De La Vina Frail Seniors	General	NC	98	97	\$39,184	\$0	Santa Barbara	Santa Barbara
99-016	Ellis Street Apartments	NPHA	RC	25	24	\$243,538	\$0	San Francisco	San Francisco
99-017	San Martin De Porres Apartments	Nonprofit	NC	116	115	\$219,730	\$869,257	Spring Valley	San Diego
99-022	Valley Village II Senior Apartments	General	NC	203	200	\$1,765,562	\$0	North Hollywood	Los Angeles
99-023	Winona Gardens Apartments	Nonprofit	RC	68	66	\$278,716	\$995,415	San Diego	San Diego
99-024	Martha's Village	Nonprofit	NC	34	34	\$312,285	\$0	Indio	Riverside
99-029	Highland Village	Nonprofit	RC	91	89	\$755,703	\$0	Los Angeles	Los Angeles
99-031	Downey Senior Apartments	Nonprofit	NC	31	29	\$329,181	\$0	Downey	Los Angeles
99-034	The Lincoln Hotel	NPHA	RC	41	40	\$335,503	\$0	Los Angeles	Los Angeles
99-036	Detroit Street Senior Housing	Sm Dev	NC	10	10	\$101,492	\$0	West Hollywood	Los Angeles
99-037	Washington Square	Rural	NC	57	56	\$629,458	\$0	Chowchilla	Madera
99-041	Maryland Apartments	NPHA	RC	30	29	\$274,402	\$0	Los Angeles	Los Angeles
99-044	Senderos	Sm Dev	RC	12	12	\$126,058	\$459,508	Los Angeles	Los Angeles
99-045	Amistad	Nonprofit	AR	23	23	\$250,664	\$895,228	Los Angeles	Los Angeles
99-048	Templeton Place	Rural	NC	29	28	\$207,413	\$740,761	Templeton	San Luis Obispo
99-051	Casas de Sueno	Sm Dev	NC	10	10	\$119,565	\$427,019	Camarillo	Ventura
99-054	Addington Way Homes	Sm Dev	NC	2	2	\$30,304	\$0	Boronda	Monterey
99-055	Moro Lindo Townhomes	Rural	NC	30	29	\$428,561	\$0	Castroville	Monterey
99-057	South Street Apartments	General	NC	100	99	\$1,011,071	\$2,793,703	Rialto	San Bernardino
99-059	El Cerrito Townhomes	Rural	NC	60	59	\$856,228	\$0	Castroville	Monterey
99-060	Wave Crest Apartments	Sm Dev	NC	20	19	\$264,257	\$0	Santa Monica	Los Angeles
99-062	San Pedro Commons	Nonprofit	NC	74	73	\$810,048	\$0	Colma	San Mateo
99-065	165 Eighth Street	NPHA	NC	48	47	\$789,841	\$0	San Francisco	San Francisco
99-067	Park Williams	Nonprofit	RC	31	30	\$261,190	\$0	Pomona	Los Angeles
99-073	Jeffrey-Lynne Neighborhood Revitalization	General	AR	200	198	\$1,902,163	\$4,068,579	Anaheim	Orange
99-080	Vista Park II Senior Homes	General	NC	83	82	\$677,296	\$0	San Jose	Santa Clara
99-083	Adams Gardens Senior Housing	Nonprofit	RC	38	37	\$96,942	\$0	Los Angeles	Los Angeles
99-090	Fox Normandie Apartments	NPHA	NR	48	47	\$83,133	\$0	Los Angeles	Los Angeles
99-091	Vista Verde Townhomes	Nonprofit	NC	76	75	\$755,035	\$2,696,552	Freedom	Santa Cruz
99-093	Brandon Apartments	NPHA	RC	32	31	\$368,498	\$0	Los Angeles	Los Angeles

**Table A-2**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**1999 9% Tax Credit Allocation by TCAC Project Number**

TCAC #	Project Name	Set-Aside	Const. Type	Low		Federal Credits	State Credits	City	County
				Total Units	Income Units				
99-094	Tolton Court	Sm Dev	NC	10	10	\$35,327	\$0	Los Angeles	Los Angeles
99-096	Villa Ciolino	Rural	RC	42	41	\$405,848	\$1,449,456	Morgan Hill	Santa Clara
99-097	Northpoint Apartments Phase II	Nonprofit	NC	40	32	\$363,075	\$0	Santa Rosa	Sonoma
99-100	John F. Kennedy Manor	General	RC	324	259	\$1,288,444	\$0	Richmond	Contra Costa
99-105	The Hoover Hotel	General		50	49	\$484,122	\$0	Whittier	Los Angeles
99-106	San Andreas	Rural	NC	43	42	\$630,074	\$0	Watsonville	Santa Cruz
99-113	Italian Gardens Family Housing	Nonprofit	NC	148	117	\$1,171,988	\$4,185,672	San Jose	Santa Clara
99-116	Village Crossing Apartments	General	NC	196	129	\$872,280	\$3,114,581	Elk Grove	Sacramento
99-119	MORH I Apartments	General	RC	124	123	\$1,094,925	\$0	Oakland	Alameda
99-121	Oak Center Apartments	General	AR	77	76	\$544,095	\$0	Oakland	Alameda
99-128	Noble Senior Housing	Nonprofit	NC	85	84	\$734,848	\$0	Los Angeles	Los Angeles
99-129	Old Elm Village	Nonprofit	NC	87	68	\$876,481	\$0	Petaluma	Sonoma
99-130	Plaza East Apartments	General	NC	193	193	\$2,726,857	\$0	San Francisco	San Francisco
99-133	Firehouse Village	Rural	NC	30	29	\$314,425	\$0	Sonoma	Sonoma
99-134	Moonridge at Miramontes	Rural	NC	80	79	\$1,230,628	\$0	Half Moon Bay	San Mateo
99-144	Emerald Hill	Rural	NC	46	45	\$75,721	\$0	Scotts Valley	Santa Cruz
99-145	Laurel Glen Apartments	Nonprofit	NC	64	64	\$451,767	\$1,613,454	Redding	Shasta
99-150	Odd Fellows Senior Housing	Sm Dev	RC	14	14	\$70,018	\$250,065	Live Oak	Sutter
99-160	San Joaquin Vista Apartments	Rural / RHS	RC	48	47	\$341,113	\$1,218,260	Firebaugh	Fresno
99-163	Santa Inez Apartments Villas	General	NC	44	43	\$717,688	\$0	San Mateo	San Mateo
99-165	International Boulevard Family Housing	NPHA	NC	30	29	\$325,634	\$1,162,978	Oakland	Alameda
99-167	Tara Hills Garden Apartments	Rural	NC	60	59	\$93,345	\$380,109	Shasta Lake	Shasta
99-168	Towne Square Apartments	Nonprofit	AR	51	50	\$353,197	\$0	Los Angeles	Los Angeles
99-170	Pismo-Buchon Apartments	Nonprofit	NC	11	10	\$130,309	\$0	San Luis Obispo	San Luis Obispo
99-173	Casa de Canoga Apartments	Nonprofit	RC	102	101	\$591,774	\$0	Canoga park	Los Angeles
99-174	Village at Cabrillo	Nonprofit	NR	196	196	\$242,377	\$0	Long Beach	Los Angeles
99-175	Live Oaks Garden Apartments	General	NC	40	32	\$436,755	\$0	Cudahy	Los Angeles
99-178	Kelley Drive Apartments	Sm Dev	AR	19	18	\$114,442	\$408,721	Stockton	San Joaquin
99-181	Carrington Circle	Nonprofit	AR	59	58	\$249,846	\$892,306	Stockton	San Joaquin
99-182	The Hazel Hotel	Rural	NR	13	13	\$27,340	\$0	Gridley	Butte
99-183	The Ridge Apartments	Rural	RC	80	79	\$345,338	\$1,211,243	Ridgecrest	Kern
99-194	Courtland City Lights	General	NC	92	91	\$102,006	\$0	Los Angeles	Los Angeles
99-196	Sunrise Vista Apartments	Rural / RHS	NC	56	55	\$400,823	\$1,431,510	Waterford	Stanislaus
99-197	Hudson Bay Apartments	Rural	NC	80	79	\$776,104	\$2,771,800	Galt	Sacramento
99-200	Porvenir Estates	Rural	NC	40	40	\$263,905	\$942,518	Huron	Fresno



**Table A-2**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**1999 9% Tax Credit Allocation by TCAC Project Number**

TCAC #	Project Name	Set-Aside	Const. Type	Low		Federal Credits	State Credits	City	County
				Total Units	Income Units				
99-208	Vintage Brook Senior	General	NC	148	147	\$1,120,999	\$0	Concord	Contra Costa
99-213	Vista Seniors Apartments	General	NC	112	112	\$776,472	\$2,765,776	Escondido	San Diego
99-215	Seeley Family Apartments	Rural	NC	48	47	\$579,296	\$0	Seeley	Imperial
99-222	Calipatria Family Apartments	Rural	NC	81	79	\$898,682	\$0	Calipatria	Imperial
99-225	Park Place Apartments	Nonprofit	NC	80	79	\$676,326	\$0	Bakersfield	Kern
99-229	Cantamar Villas	Rural / RHS	NC	38	36	\$232,245	\$0	Avalon	Los Angeles
99-233	Shadowbrook Apartments	General	NC	80	79	\$785,883	\$2,806,724	Redding	Shasta
99-242	Fullerton Residential Hotel	General	NC	137	134	\$661,590	\$2,362,823	Fullerton	Orange
99-246	Adams City Lights	General	NC	31	30	\$514,531	\$0	Los Angeles	Los Angeles
99-247	Piedmont and Sierra Senior Apartments	General	NC	96	76	\$669,033	\$0	San Jose	Santa Clara
99-249	Willow Tree Villages	General	NC	49	48	\$850,876	\$0	Los Angeles	Los Angeles
99-251	Orange Tree Village Apartments	Sm Dev	NC	21	20	\$363,728	\$0	Willowbrook	Los Angeles
99-256	Riverview Homes	Rural	NC	39	38	\$544,661	\$1,945,217	Truckee	Nevada
99-842	The Apartments at Silverado Creek	General	NC	102	101	\$0	\$1,626,747	Napa	Sonoma
99-858	Ohlone_Chynoweth Commons	General	NC	194	192	\$0	\$1,619,413	San Jose	Santa Clara
<b>Total of 85 projects</b>				6055	5640	\$44,267,928	\$53,557,722		

**Table A-3**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**1999 Tax Credit Allocations by Setaside**

TCAC #	Project Name	Low Income Units	Federal Allocation	State Allocation	City	County	Target Population
<b>Allocations from the General Pool</b>							
99-005	Hemet Vistas II	71	\$706,555	\$0	Hemet	Riverside	Large Family
99-014	De La Vina Frail Seniors	97	\$39,184	\$0	Santa Barbara	Santa Barbara	Special Needs
99-022	Valley Village II Senior Apartments	200	\$1,765,562	\$0	North Hollywood	Los Angeles	Seniors
99-057	South Street Apartments	99	\$1,011,071	\$2,793,703	Rialto	San Bernardino	Large Family
99-073	Jeffrey-Lynne Neighborhood Revitalization	198	\$1,902,163	\$4,068,579	Anaheim	Orange	Large Family
99-080	Vista Park II Senior Homes	82	\$677,296	\$0	San Jose	Santa Clara	Single Room
99-100	John F. Kennedy Manor	259	\$1,288,444	\$0	Richmond	Contra Costa	At-Risk
99-105	The Hoover Hotel	49	\$484,122	\$0	Whittier	Los Angeles	Seniors
99-116	Village Crossing Apartments	129	\$872,280	\$3,114,581	Elk Grove	Sacramento	Large Family
99-119	MORH I Apartments	123	\$1,094,925	\$0	Oakland	Alameda	Large Family
99-121	Oak Center Apartments	76	\$544,095	\$0	Oakland	Alameda	Large Family
99-130	Plaza East Apartments	193	\$2,726,857	\$0	San Francisco	San Francisco	Large Family
99-163	Santa Inez Apartments Villas	43	\$717,688	\$0	San Mateo	San Mateo	Large Family
99-175	Live Oaks Garden Apartments	32	\$436,755	\$0	Cudahy	Los Angeles	Large Family
99-194	Courtland City Lights	91	\$102,006	\$0	Los Angeles	Los Angeles	Large Family
99-208	Vintage Brook Senior	147	\$1,120,999	\$0	Concord	Contra Costa	Seniors
99-213	Vista Seniors Apartments	112	\$776,472	\$2,765,776	Escondido	San Diego	Seniors
99-233	Shadowbrook Apartments	79	\$785,883	\$2,806,724	Redding	Shasta	Large Family
99-242	Fullerton Residential Hotel	134	\$661,590	\$2,362,823	Fullerton	Orange	Single Room
99-246	Adams City Lights	30	\$514,531	\$0	Los Angeles	Los Angeles	Large Family
99-247	Piedmont and Sierra Senior Apartments	76	\$669,033	\$0	San Jose	Santa Clara	Seniors
99-249	Willow Tree Villages	48	\$850,876	\$0	Los Angeles	Los Angeles	Large Family
99-842	The Apartments at Silverado Creek	101	\$0	\$1,626,747	Napa	Sonoma	
99-858	Ohlone_Chynoweth Commons	192	\$0	\$1,619,413	San Jose	Santa Clara	
<b>Total of 24 Projects</b>		<b>2661</b>	<b>\$19,748,387</b>	<b>\$21,158,346</b>			
<b>Allocations from the Nonprofit Setaside</b>							
99-001	Eucalyptus View Co-operative	23	\$239,073	\$853,726	Escondido	San Diego	Large Family
99-004	Brookview Senior Housing	100	\$825,823	\$2,674,907	Poway	San Diego	Seniors
99-017	San Martin De Porres Apartments	115	\$219,730	\$869,257	Spring Valley	San Diego	Large Family

**Table A-3**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**1999 Tax Credit Allocations by Setaside**

TCAC #	Project Name	Low Income Units	Federal Allocation	State Allocation	City	County	Target Population
99-023	Winona Gardens Apartments	66	\$278,716	\$995,415	San Diego	San Diego	Large Family
99-024	Martha's Village	34	\$312,285	\$0	Indio	Riverside	Special Needs
99-029	Highland Village	89	\$755,703	\$0	Los Angeles	Los Angeles	Large Family
99-031	Downey Senior Apartments	29	\$329,181	\$0	Downey	Los Angeles	Seniors
99-045	Amistad	23	\$250,664	\$895,228	Los Angeles	Los Angeles	Large Family
99-062	San Pedro Commons	73	\$810,048	\$0	Colma	San Mateo	Seniors
99-067	Park Williams	30	\$261,190	\$0	Pomona	Los Angeles	Large Family
99-083	Adams Gardens Senior Housing	37	\$96,942	\$0	Los Angeles	Los Angeles	Seniors
99-091	Vista Verde Townhomes	75	\$755,035	\$2,696,552	Freedom	Santa Cruz	Large Family
99-097	Northpoint Apartments Phase II	32	\$363,075	\$0	Santa Rosa	Sonoma	Large Family
99-113	Italian Gardens Family Housing	117	\$1,171,988	\$4,185,672	San Jose	Santa Clara	Large Family
99-128	Noble Senior Housing	84	\$734,848	\$0	Los Angeles	Los Angeles	Seniors
99-129	Old Elm Village	68	\$876,481	\$0	Petaluma	sonoma	Large Family
99-145	Laurel Glen Apartments	64	\$451,767	\$1,613,454	Redding	Shasta	Large Family
99-168	Towne Square Apartments	50	\$353,197	\$0	Los Angeles	Los Angeles	At-Risk
99-170	Pismo-Buchon Apartments	10	\$130,309	\$0	San Luis Obispo	San Luis Obispo	Large Family
99-173	Casa de Canoga Apartments	101	\$591,774	\$0	Canoga park	Los Angeles	At-Risk
99-174	Village at Cabrillo	196	\$242,377	\$0	Long Beach	Los Angeles	Single Room
99-181	Carrington Circle	58	\$249,846	\$892,306	Stockton	San Joaquin	Large Family
99-225	Park Place Apartments	79	\$676,326	\$0	Bakersfield	Kern	Seniors
<b>Total of 23 Projects</b>		<b>1553</b>	<b>\$10,976,378</b>	<b>\$15,676,517</b>			
<b>Allocations from the Nonprofit Homeless Apportionment Setaside</b>							
99-016	Ellis Street Apartments	24	\$243,538	\$0	San Francisco	San Francisco	Single Room
99-034	The Lincoln Hotel	40	\$335,503	\$0	Los Angeles	Los Angeles	Single Room
99-041	Maryland Apartments	29	\$274,402	\$0	Los Angeles	Los Angeles	Special Needs
99-065	165 Eighth Street	47	\$789,841	\$0	San Francisco	San Francisco	Large Family
99-090	Fox Normandie Apartments	47	\$83,133	\$0	Los Angeles	Los Angeles	Special Needs
99-093	Brandon Apartments	31	\$368,498	\$0	Los Angeles	Los Angeles	Special Needs
99-165	International Boulevard Family Housing	29	\$325,634	\$1,162,978	Oakland	Alameda	Large Family
<b>Total of 7 Projects</b>		<b>247</b>	<b>\$2,420,549</b>	<b>\$1,162,978</b>			

**Table A-3**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**1999 Tax Credit Allocations by Setaside**

TCAC #	Project Name	Low Income Units	Federal Allocation	State Allocation	City	County	Target Population
<b>Allocations from the Rural Setaside</b>							
99-002	Las Palmeras	77	\$538,634	\$1,923,694	Coachella	Riverside	Large Family
99-037	Washington Square	56	\$629,458	\$0	Chowchilla	Madera	Large Family
99-048	Templeton Place	28	\$207,413	\$740,761	Templeton	San Luis Obispo	Seniors
99-055	Moro Lindo Townhomes	29	\$428,561	\$0	Castroville	Monterey	Large Family
99-059	El Cerrito Townhomes	59	\$856,228	\$0	Castroville	Monterey	Large Family
99-096	Villa Ciolino	41	\$405,848	\$1,449,456	Morgan Hill	Santa Clara	Large Family
99-106	San Andreas	42	\$630,074	\$0	Watsonville	Santa Cruz	Special Needs
99-133	Firehouse Village	29	\$314,425	\$0	Sonoma	Sonoma	Large Family
99-134	Moonridge at Miramontes	79	\$1,230,628	\$0	Half Moon Bay	San Mateo	Special Needs
99-144	Emerald Hill	45	\$75,721	\$0	Scotts Valley	Santa Cruz	Large Family
99-167	Tara Hills Garden Apartments	59	\$93,345	\$380,109	Shasta Lake	Shasta	Large Family
99-182	The Hazel Hotel	13	\$27,340	\$0	Gridley	Butte	Seniors
99-183	The Ridge Apartments	79	\$345,338	\$1,211,243	Ridgecrest	Kern	Large Family
99-197	Hudson Bay Apartments	79	\$776,104	\$2,771,800	Galt	Sacramento	Large Family
99-200	Porvenir Estates	40	\$263,905	\$942,518	Huron	Fresno	Large Family
99-215	Seeley Family Apartments	47	\$579,296	\$0	Seeley	Imperial	Large Family
99-222	Calipatria Family Apartments	79	\$898,682	\$0	Calipatria	Imperial	Large Family
99-256	Riverview Homes	38	\$544,661	\$1,945,217	Truckee	Nevada	Large Family
<b>Total of 18 Projects</b>		<b>919</b>	<b>\$8,845,661</b>	<b>\$11,364,798</b>			
<b>Allocations from the Rural / RHS Setaside</b>							
99-160	San Joaquin Vista Apartments	47	\$341,113	\$1,218,260	Firebaugh	Fresno	Large Family
99-196	Sunrise Vista Apartments	55	\$400,823	\$1,431,510	Waterford	Stanislaus	Large Family
99-229	Cantamar Villas	36	\$232,245	\$0	Avalon	Los Angeles	Large Family
<b>Total of 3 Projects</b>		<b>138</b>	<b>\$974,181</b>	<b>\$2,649,770</b>			
<b>Allocations from the Small Development Setaside</b>							
99-009	518 East Canon Perdido	7	\$77,581	\$0	Santa Barbara	Santa Barbara	Special Needs
99-036	Detroit Street Senior Housing	10	\$101,492	\$0	West Hollywood	Los Angeles	Seniors

**Table A-3**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**1999 Tax Credit Allocations by Setaside**

TCAC #	Project Name	Low Income Units	Federal Allocation	State Allocation	City	County	Target Population
99-044	Senderos	12	\$126,058	\$459,508	Los Angeles	Los Angeles	Large Family
99-051	Casas de Sueno	10	\$119,565	\$427,019	Camarillo	Ventura	Large Family
99-054	Addington Way Homes	2	\$30,304	\$0	Boronda	Monterey	Special Needs
99-060	Wave Crest Apartments	19	\$264,257	\$0	Santa Monica	Los Angeles	Large Family
99-094	Tolton Court	10	\$35,327	\$0	Los Angeles	Los Angeles	Large Family
99-150	Odd Fellows Senior Housing	14	\$70,018	\$250,065	Live Oak	Sutter	Seniors
99-178	Kelley Drive Apartments	18	\$114,442	\$408,721	Stockton	San Joaquin	Large Family
99-251	Orange Tree Village Apartments	20	\$363,728	\$0	Willowbrook	Los Angeles	Large Family
<b>Total of 10 Projects</b>		<b>122</b>	<b>\$1,302,772</b>	<b>\$1,545,313</b>			
<b>Total of 85 Projects</b>		<b>5640</b>	<b>\$44,267,928</b>	<b>\$53,557,722</b>			

Table A-4

## CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

## 1999 Tax Credit Allocations by County

TCAC #	Project Name	Low Income Units	Federal Allocation	State Allocation	City	County	Target Population
<b>ALAMEDA</b>							
99-119	MORH I Apartments	123	\$1,094,925	\$0	Oakland	Alameda	Large Family
99-121	Oak Center Apartments	76	\$544,095	\$0	Oakland	Alameda	Large Family
99-165	International Boulevard Family Housing	29	\$325,634	\$1,162,978	Oakland	Alameda	Large Family
	<b>Total of 3 Projects</b>	<b>228</b>	<b>\$1,964,654</b>	<b>\$1,162,978</b>			
<b>BUTTE</b>							
99-182	The Hazel Hotel	13	\$27,340	\$0	Gridley	Butte	Seniors
	<b>Total of 1 Project</b>	<b>13</b>	<b>\$27,340</b>	<b>\$0</b>			
<b>CONTRA COSTA</b>							
99-100	John F. Kennedy Manor	259	\$1,288,444	\$0	Richmond	Contra Costa	At-Risk
99-208	Vintage Brook Senior	147	\$1,120,999	\$0	Concord	Contra Costa	Seniors
	<b>Total of 2 Projects</b>	<b>406</b>	<b>\$2,409,443</b>	<b>\$0</b>			
<b>FRESNO</b>							
99-160	San Joaquin Vista Apartments	47	\$341,113	\$1,218,260	Firebaugh	Fresno	Large Family
99-200	Porvenir Estates	40	\$263,905	\$942,518	Huron	Fresno	Large Family
	<b>Total of 2 Projects</b>	<b>87</b>	<b>\$605,018</b>	<b>\$2,160,778</b>			
<b>IMPERIAL</b>							
99-215	Seeley Family Apartments	47	\$579,296	\$0	Seeley	Imperial	Large Family
99-222	Calipatria Family Apartments	79	\$898,682	\$0	Calipatria	Imperial	Large Family
	<b>Total of 2 Projects</b>	<b>126</b>	<b>\$1,477,978</b>	<b>\$0</b>			
<b>KERN</b>							
99-183	The Ridge Apartments	79	\$345,338	\$1,211,243	Ridgecrest	Kern	Large Family
99-225	Park Place Apartments	79	\$676,326	\$0	Bakersfield	Kern	Seniors
	<b>Total of 2 Projects</b>	<b>158</b>	<b>\$1,021,664</b>	<b>\$1,211,243</b>			
<b>LOS ANGELES</b>							
99-022	Valley Village II Senior Apartments	200	\$1,765,562	\$0	North Hollywood	Los Angeles	Seniors
99-029	Highland Village	89	\$755,703	\$0	Los Angeles	Los Angeles	Large Family
99-031	Downey Senior Apartments	29	\$329,181	\$0	Downey	Los Angeles	Seniors
99-034	The Lincoln Hotel	40	\$335,503	\$0	Los Angeles	Los Angeles	Single Room
99-036	Detroit Street Senior Housing	10	\$101,492	\$0	West Hollywood	Los Angeles	Seniors
99-041	Maryland Apartments	29	\$274,402	\$0	Los Angeles	Los Angeles	Special Needs

Table A-4  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
 1999 Tax Credit Allocations by County

TCAC #	Project Name	Low			City	County	Target Population
		Income Units	Federal Allocation	State Allocation			
99-044	Senderos	12	\$126,058	\$459,508	Los Angeles	Los Angeles	Large Family
99-045	Amistad	23	\$250,664	\$895,228	Los Angeles	Los Angeles	Large Family
99-060	Wave Crest Apartments	19	\$264,257	\$0	Santa Monica	Los Angeles	Large Family
99-067	Park Williams	30	\$261,190	\$0	Pomona	Los Angeles	Large Family
99-083	Adams Gardens Senior Housing	37	\$96,942	\$0	Los Angeles	Los Angeles	Seniors
99-090	Fox Normandie Apartments	47	\$83,133	\$0	Los Angeles	Los Angeles	Special Needs
99-093	Brandon Apartments	31	\$368,498	\$0	Los Angeles	Los Angeles	Special Needs
99-094	Tolton Court	10	\$35,327	\$0	Los Angeles	Los Angeles	Large Family
99-105	The Hoover Hotel	49	\$484,122	\$0	Whittier	Los Angeles	Seniors
99-128	Noble Senior Housing	84	\$734,848	\$0	Los Angeles	Los Angeles	Seniors
99-168	Towne Square Apartments	50	\$353,197	\$0	Los Angeles	Los Angeles	At-Risk
99-173	Casa de Canoga Apartments	101	\$591,774	\$0	Canoga park	Los Angeles	At-Risk
99-174	Village at Cabrillo	196	\$242,377	\$0	Long Beach	Los Angeles	Single Room
99-175	Live Oaks Garden Apartments	32	\$436,755	\$0	Cudahy	Los Angeles	Large Family
99-194	Courtland City Lights	91	\$102,006	\$0	Los Angeles	Los Angeles	Large Family
99-229	Cantamar Villas	36	\$232,245	\$0	Avalon	Los Angeles	Large Family
99-246	Adams City Lights	30	\$514,531	\$0	Los Angeles	Los Angeles	Large Family
99-249	Willow Tree Villages	48	\$850,876	\$0	Los Angeles	Los Angeles	Large Family
99-251	Orange Tree Village Apartments	20	\$363,728	\$0	Willowbrook	Los Angeles	Large Family
	<b>Total of 25 Projects</b>	<b>1343</b>	<b>\$9,954,371</b>	<b>\$1,354,736</b>			
<b>MADERA</b>							
99-037	Washington Square	56	\$629,458	\$0	Chowchilla	Madera	Large Family
	<b>Total of 1 Project</b>	<b>56</b>	<b>\$629,458</b>	<b>\$0</b>			
<b>MONTEREY</b>							
99-054	Addington Way Homes	2	\$30,304	\$0	Boronda	Monterey	Special Needs
99-055	Moro Lindo Townhomes	29	\$428,561	\$0	Castroville	Monterey	Large Family
99-059	El Cerrito Townhomes	59	\$856,228	\$0	Castroville	Monterey	Large Family
	<b>Total of 3 Projects</b>	<b>90</b>	<b>\$1,315,093</b>	<b>\$0</b>			
<b>NEVADA</b>							
99-256	Riverview Homes	38	\$544,661	\$1,945,217	Truckee	Nevada	Large Family
	<b>Total of 1 Project</b>	<b>38</b>	<b>\$544,661</b>	<b>\$1,945,217</b>			

Table A-4  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
 1999 Tax Credit Allocations by County

TCAC #	Project Name	Low Income Units	Federal Allocation	State Allocation	City	County	Target Population
<b>ORANGE</b>							
99-073	Jeffrey-Lynne Neighborhood Revitalization	198	\$1,902,163	\$4,068,579	Anaheim	Orange	Large Family
99-242	Fullerton Residential Hotel	134	\$661,590	\$2,362,823	Fullerton	Orange	Single Room
	<b>Total of 2 Projects</b>	<b>332</b>	<b>\$2,563,753</b>	<b>\$6,431,402</b>			
<b>RIVERSIDE</b>							
99-002	Las Palmeras	77	\$538,634	\$1,923,694	Coachella	Riverside	Large Family
99-005	Hemet Vistas II	71	\$706,555	\$0	Hemet	Riverside	Large Family
99-024	Martha's Village	34	\$312,285	\$0	Indio	Riverside	Special Needs
	<b>Total of 3 Projects</b>	<b>182</b>	<b>\$1,557,474</b>	<b>\$1,923,694</b>			
<b>SACRAMENTO</b>							
99-116	Village Crossing Apartments	129	\$872,280	\$3,114,581	Elk Grove	Sacramento	Large Family
99-197	Hudson Bay Apartments	79	\$776,104	\$2,771,800	Galt	Sacramento	Large Family
	<b>Total of 2 Projects</b>	<b>208</b>	<b>\$1,648,384</b>	<b>\$5,886,381</b>			
<b>SAN BERNARDINO</b>							
99-057	South Street Apartments	99	\$1,011,071	\$2,793,703	Rialto	San Bernardino	Large Family
	<b>Total of 1 Project</b>	<b>99</b>	<b>\$1,011,071</b>	<b>\$2,793,703</b>			
<b>SAN DIEGO</b>							
99-001	Eucalyptus View Co-operative	23	\$239,073	\$853,726	Escondido	San Diego	Large Family
99-004	Brookview Senior Housing	100	\$825,823	\$2,674,907	Poway	San Diego	Seniors
99-017	San Martin De Porres Apartments	115	\$219,730	\$869,257	Spring Valley	San Diego	Nonprofit
99-023	Winona Gardens Apartments	66	\$278,716	\$995,415	San Diego	San Diego	Large Family
99-213	Vista Seniors Apartments	112	\$776,472	\$2,765,776	Escondido	San Diego	Seniors
	<b>Total of 5 Projects</b>	<b>416</b>	<b>\$2,339,814</b>	<b>\$8,159,081</b>			
<b>SAN FRANCISCO</b>							
99-016	Ellis Street Apartments	24	\$243,538	\$0	San Francisco	San Francisco	Single Room
99-065	165 Eighth Street	47	\$789,841	\$0	San Francisco	San Francisco	Large Family
99-130	Plaza East Apartments	193	\$2,726,857	\$0	San Francisco	San Francisco	Large Family
	<b>Total of 3 Projects</b>	<b>264</b>	<b>\$3,760,236</b>	<b>\$0</b>			



Table A-4  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
 1999 Tax Credit Allocations by County

TCAC #	Project Name	Low Income Units	Federal Allocation	State Allocation	City	County	Target Population
<b>SAN JOAQUIN</b>							
99-178	Kelley Drive Apartments	18	\$114,442	\$408,721	Stockton	San Joaquin	Large Family
99-181	Carrington Circle	58	\$249,846	\$892,306	Stockton	San Joaquin	Large Family
	<b>Total of 2 Projects</b>	<b>76</b>	<b>\$364,288</b>	<b>\$1,301,027</b>			
<b>SAN LUIS OBISPO</b>							
99-048	Templeton Place	28	\$207,413	\$740,761	Templeton	San Luis Obispo	Seniors
99-170	Pismo-Buchon Apartments	10	\$130,309	\$0	San Luis Obispo	San Luis Obispo	Large Family
	<b>Total of 2 Projects</b>	<b>38</b>	<b>\$337,722</b>	<b>\$740,761</b>			
<b>SAN MATEO</b>							
99-062	San Pedro Commons	73	\$810,048	\$0	Colma	San Mateo	Seniors
99-134	Moonridge at Miramontes	79	\$1,230,628	\$0	Half Moon Bay	San Mateo	Special Needs
99-163	Santa Inez Apartments Villas	43	\$717,688	\$0	San Mateo	San Mateo	Large Family
	<b>Total of 3 Projects</b>	<b>195</b>	<b>\$2,758,364</b>	<b>\$0</b>			
<b>SANTA BARBARA</b>							
99-009	518 East Canon Perdido	7	\$77,581	\$0	Santa Barbara	Santa Barbara	Special Needs
99-014	De La Vina Frail Seniors	97	\$39,184	\$0	Santa Barbara	Santa Barbara	Special Needs
	<b>Total of 2 Project</b>	<b>7</b>	<b>\$116,765</b>	<b>\$0</b>			
<b>SANTA CLARA</b>							
99-080	Vista Park II Senior Homes	82	\$677,296	\$0	San Jose	Santa Clara	Single Room
99-096	Villa Ciolino	41	\$405,848	\$1,449,456	Morgan Hill	Santa Clara	Large Family
99-113	Italian Gardens Family Housing	117	\$1,171,988	\$4,185,672	San Jose	Santa Clara	Large Family
99-247	Piedmont and Sierra Senior Apartments	76	\$669,033	\$0	San Jose	Santa Clara	Seniors
99-858	Ohlone_Chynoweth Commons	192	\$0	\$1,619,413	San Jose	Santa Clara	
	<b>Total of 5 Projects</b>	<b>508</b>	<b>\$2,924,165</b>	<b>\$7,254,541</b>			
<b>SANTA CRUZ</b>							
99-091	Vista Verde Townhomes	75	\$755,035	\$2,696,552	Freedom	Santa Cruz	Large Family
99-106	San Andreas	42	\$630,074	\$0	Watsonville	Santa Cruz	Special Needs
99-144	Emerald Hill	45	\$75,721	\$0	Scotts Valley	Santa Cruz	Large Family
	<b>Total of 3 Projects</b>	<b>117</b>	<b>\$1,460,830</b>	<b>\$2,696,552</b>			

Table A-4  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**1999 Tax Credit Allocations by County**

TCAC #	Project Name	Low Income Units	Federal Allocation	State Allocation	City	County	Target Population
<b>SHASTA</b>							
99-145	Laurel Glen Apartments	64	\$451,767	\$1,613,454	Redding	Shasta	Large Family
99-167	Tara Hills Garden Apartments	59	\$93,345	\$380,109	Shasta Lake	Shasta	Large Family
99-233	Shadowbrook Apartments	79	\$785,883	\$2,806,724	Redding	Shasta	Large Family
	<b>Total of 3 Projects</b>	<b>202</b>	<b>\$1,330,995</b>	<b>\$4,800,287</b>			
<b>SONOMA</b>							
99-097	Northpoint Apartments Phase II	32	\$363,075	\$0	Santa Rosa	Sonoma	Large Family
99-129	Old Elm Village	68	\$876,481	\$0	Petaluma	Sonoma	Large Family
99-133	Firehouse Village	29	\$314,425	\$0	Sonoma	Sonoma	Large Family
99-842	The Apartments at Silverado Creek	101	\$0	\$1,626,747	Napa	Sonoma	
	<b>Total of 4 Projects</b>	<b>230</b>	<b>\$1,553,981</b>	<b>\$1,626,747</b>			
<b>STANISLAUS</b>							
99-196	Sunrise Vista Apartments	55	\$400,823	\$1,431,510	Waterford	Stanislaus	Large Family
	<b>Total of 1 Project</b>	<b>55</b>	<b>\$400,823</b>	<b>\$1,431,510</b>			
<b>SUTTER</b>							
99-150	Odd Fellows Senior Housing	14	\$70,018	\$250,065	Live Oak	Sutter	Seniors
	<b>Total of 1 Project</b>	<b>14</b>	<b>\$70,018</b>	<b>\$250,065</b>			
<b>VENTURA</b>							
99-051	Casas de Sueno	10	\$119,565	\$427,019	Camarillo	Ventura	Large Family
	<b>Total of 1 Project</b>	<b>10</b>	<b>\$119,565</b>	<b>\$427,019</b>			
		5498	\$44,267,928	\$53,557,722			

Table A-5  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Financing Breakdown for 1999 Allocations**

#	Project	Total Development Cost	Current Payment Financing	Current Financing as % of TDC	Deferred Payment Govt Financing	Deferred Financing as % of TDC	Tax Credit Factor	Investor Equity	Investor Equity as % of TDC	Other Funding Sources	Other Funding as % of TDC
99-001	Eucalyptus View Co-operative	\$3,668,746	\$0	0.00%	\$823,445	22.44%	\$ 0.72	\$2,335,422	63.66%	\$509,859	13.90%
99-002	Las Palmeras	\$8,284,735	\$723,368	8.73%	\$1,294,000	15.62%	\$ 0.75	\$5,517,457	66.60%	\$750,000	9.05%
99-004	Brookview Senior Housing	\$11,609,866	\$1,023,455	8.82%	\$1,730,567	14.91%	\$ 0.81	\$8,855,844	76.28%	\$0	0.00%
99-005	Hemet Vistas II	\$8,996,372	\$1,660,000	18.45%	\$615,000	6.84%	\$ 0.70	\$6,700,839	74.48%	\$20,533	0.23%
99-009	518 East Canon Perdido	\$1,149,881	\$544,885	47.39%	\$0	0.00%	\$ 0.73	\$604,996	52.61%	\$0	0.00%
99-014	De La Vina frail Seniors	\$7,784,707	\$223,060	2.87%	\$3,007,671	38.64%	\$ 0.74	\$4,553,976	58.50%	\$0	0.00%
99-016	Ellis Street Apartments	\$4,845,984	\$1,492,529	30.80%	\$756,085	15.60%	\$ 0.89	\$2,412,370	49.78%	\$185,000	3.82%
99-017	San Martin De Porres Apartments	\$14,619,473	\$1,720,759	11.77%	\$1,279,564	8.75%	\$ 0.75	\$10,926,263	74.74%	\$692,887	4.74%
99-022	Valley Village II Seniors Apts.	\$18,744,475	\$4,443,422	23.71%	\$0	0.00%	\$ 0.81	\$14,301,053	76.29%	\$0	0.00%
99-023	Winona Gardens Apartments	\$6,072,005	\$1,100,000	18.12%	\$2,212,072	36.43%	\$ 0.71	\$2,746,933	45.24%	\$13,000	0.21%
99-024	Martha's Village	\$8,273,982	\$5,144,889	62.18%	\$742,500	8.97%	\$ 0.76	\$2,386,593	28.84%	\$0	0.00%
99-029	Highland Village	\$11,827,888	\$5,544,967	46.88%	\$0	0.00%	\$ 0.76	\$5,743,343	48.56%	\$539,578	4.56%
99-031	Downey Senior Apartments	\$3,991,206	\$1,023,748	25.65%	\$0	0.00%	\$ 0.78	\$2,552,458	63.95%	\$415,000	10.40%
99-034	The Lincoln Hotel	\$3,955,657	\$0	0.00%	\$1,416,500	35.81%	\$ 0.72	\$2,432,252	61.49%	\$106,905	2.70%
99-036	Detroit Street Senior Housing	\$1,821,482	\$915,546	50.26%	\$0	0.00%	\$ 0.87	\$879,936	48.31%	\$26,000	1.43%
99-037	Washington Square	\$6,113,756	\$0	0.00%	\$966,242	15.80%	\$ 0.74	\$4,873,724	79.72%	\$273,790	4.48%
99-041	Maryland Apartments	\$3,379,440	\$1,045,500	30.94%	\$162,986	4.82%	\$ 0.79	\$2,170,954	64.24%	\$0	0.00%
99-044	Senderos	\$1,832,660	\$420,000	22.92%	\$0	0.00%	\$ 0.75	\$1,412,660	77.08%	\$0	0.00%
99-045	Amistad	\$3,926,657	\$1,168,233	29.75%	\$115,000	2.93%	\$ 0.75	\$2,551,141	64.97%	\$92,283	2.35%
99-048	Templeton Place	\$3,037,466	\$199,000	6.55%	\$736,000	24.23%	\$ 0.75	\$2,102,466	69.22%	\$0	0.00%
99-051	Casas de Sueno	\$1,921,036	\$0	0.00%	\$764,231	39.78%	\$ 0.71	\$1,155,608	60.16%	\$0	0.00%
99-054	Addington Way Homes	\$372,656	\$0	0.00%	\$130,224	34.94%	\$ 0.80	\$242,432	65.06%	\$0	0.00%
99-055	Moro Lindo Townhomes	\$4,669,978	\$897,813	19.23%	\$0	0.00%	\$ 0.80	\$3,428,485	73.42%	\$343,680	7.36%
99-057	South Street Apartments	\$12,648,314	\$0	0.00%	\$3,100,000	24.51%	\$ 0.74	\$9,548,314	75.49%	\$0	0.00%
99-059	El Cerrito Townhomes	\$9,351,053	\$1,846,961	19.75%	\$0	0.00%	\$ 0.80	\$6,849,824	73.25%	\$654,268	7.00%
99-060	Wave Crest Apartments	\$3,685,663	\$170,000	4.61%	\$1,526,644	41.42%	\$ 0.75	\$1,989,019	53.97%	\$0	0.00%
99-062	San Pedron Commons	\$10,894,275	\$2,411,000	22.13%	\$1,652,500	15.17%	\$ 0.80	\$6,641,882	60.97%	\$178,893	1.64%
99-065	165 Eighth Street	\$14,990,832	\$596,500	3.98%	\$8,082,121	53.91%	\$ 0.80	\$6,312,211	42.11%	\$0	0.00%
99-067	Park Williams	\$3,617,663	\$445,000	12.30%	\$1,195,118	33.04%	\$ 0.76	\$1,977,545	54.66%	\$0	0.00%
99-073	Jeffrey-Lynne Neighborhood	\$34,485,043	\$17,085,043	49.54%	\$17,400,000	50.46%	\$ 0.74	\$17,085,043	49.54%	\$0	0.00%
99-080	Vista Park II Senior Homes	\$11,308,603	\$3,520,232	31.13%	\$2,368,000	20.94%	\$ 0.80	\$5,420,000	47.93%	\$371	0.00%
99-083	Adams Gardens Senior Housing	\$2,037,865	\$395,621	19.41%	\$922,451	45.27%	\$ 0.74	\$719,793	35.32%	\$0	0.00%
99-090	Fox Normandie Apartments	\$5,083,803	\$1,091,193	21.46%	\$263,744	5.19%	\$ 0.80	\$3,692,483	72.63%	\$36,383	0.72%
99-091	Vista Verde Townhomes	\$12,551,577	\$1,229,800	9.80%	\$3,196,377	25.47%	\$ 0.79	\$8,098,400	64.52%	\$27,000	0.22%
99-093	Brandon Apartments	\$5,244,244	\$2,079,263	39.65%	\$192,000	3.66%	\$ 0.79	\$2,972,981	56.69%	\$0	0.00%
99-094	Tolton Court	\$2,072,473	\$662,254	31.95%	\$24,500	1.18%	\$ 0.80	\$1,334,387	64.39%	\$51,332	2.48%
99-096	Villa Ciolino	\$8,759,581	\$1,912,100	21.83%	\$2,572,570	29.37%	\$ 0.77	\$4,255,734	48.58%	\$19,177	0.22%
99-097	Northpoint Apartments Phase II	\$5,511,619	\$975,500	17.70%	\$1,424,566	25.85%	\$ 0.81	\$3,111,553	56.45%	\$0	0.00%
99-100	John F. Kennedy Manor	\$23,415,892	\$0	0.00%	\$13,707,528	58.54%	\$ 0.80	\$9,630,771	41.13%	\$77,593	0.33%
99-105	The Hoover Hotel	\$6,842,192	\$750,000	10.96%	\$1,717,000	25.09%	\$ 0.74	\$4,357,739	63.69%	\$17,453	0.26%

**Table A-5  
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE  
Financing Breakdown for 1999 Allocations**

#	Project	Total Development Cost	Current Payment Financing	Current Financing as % of TDC	Deferred Payment Govt Financing	Deferred Financing as % of TDC	Tax Credit Factor	Investor Equity	Investor Equity as % of TDC	Other Funding Sources	Other Funding as % of TDC
99-106	San Andreas	\$7,995,273	\$536,500	6.71%	\$2,252,000	28.17%	\$ 0.80	\$5,033,096	62.95%	\$173,677	2.17%
99-113	Italian Gardens Family Housing	\$23,777,482	\$5,138,700	21.61%	\$5,628,000	23.67%	\$ 0.79	\$12,510,782	52.62%	\$500,000	2.10%
99-116	Village Crossing Apartments	\$18,259,488	\$7,550,000	41.35%	\$1,000,000	5.48%	\$ 0.76	\$8,987,294	49.22%	\$722,194	3.96%
99-119	MORHI Apartments	\$15,491,646	\$0	0.00%	\$6,446,358	41.61%	\$ 0.77	\$8,470,508	54.68%	\$574,780	3.71%
99-121	Oak Center Apartments	\$7,284,554	\$0	0.00%	\$3,025,195	41.53%	\$ 0.75	\$4,099,825	56.28%	\$159,534	2.19%
99-128	Noble Senior Housing	\$9,230,125	\$1,085,046	11.76%	\$2,177,062	23.59%	\$ 0.81	\$5,968,017	64.66%	\$0	0.00%
99-129	Old Elm Village	\$11,789,534	\$1,739,071	14.75%	\$2,864,500	24.30%	\$ 0.82	\$7,185,963	60.95%	\$0	0.00%
99-130	Plaza East Apartments	\$36,556,546	\$0	0.00%	\$14,763,502	40.39%	\$ 0.80	\$21,793,044	59.61%	\$0	0.00%
99-133	Firehouse Village	\$4,851,321	\$662,015	13.65%	\$1,635,301	33.71%	\$ 0.81	\$2,554,005	52.65%	\$0	0.00%
99-134	Moonridge at Miramontes	\$17,087,752	\$1,295,400	7.58%	\$4,907,600	28.72%	\$ 0.80	\$9,991,852	58.47%	\$893,000	5.23%
99-144	Emerald Hill	\$8,413,821	\$1,344,978	15.99%	\$1,964,521	23.35%	\$ 0.76	\$5,104,322	60.67%	\$0	0.00%
99-145	Laurel Glen Apartments	\$6,636,268	\$597,546	9.00%	\$1,100,000	16.58%	\$ 0.75	\$4,598,343	69.29%	\$340,379	5.13%
99-150	Odd Fellows Senior Housing	\$2,682,626	\$0	0.00%	\$1,345,000	50.14%	\$ 0.79	\$905,039	33.74%	\$432,588	16.13%
99-160	San Joaquin Vista Apartments	\$4,361,001	\$770,000	17.66%	\$0	0.00%	\$ 0.75	\$3,472,044	79.62%	\$118,957	2.73%
99-163	Santa Inez Apartments Villas	\$11,129,294	\$2,329,030	20.93%	\$3,275,000	29.43%	\$ 0.73	\$5,525,264	49.65%	\$0	0.00%
99-165	International Blvd. Family Housing	\$6,592,132	\$522,200	7.92%	\$2,413,554	36.61%	\$ 0.77	\$3,656,378	55.47%	\$0	0.00%
99-167	Tara Hills garden Apartments	\$7,150,507	\$1,323,043	18.50%	\$292,000	4.08%	\$ 0.73	\$5,410,202	75.66%	\$125,262	1.75%
99-168	Towne Square Apartments	\$4,486,867	\$537,482	11.98%	\$500,000	11.14%	\$ 0.76	\$2,686,729	59.88%	\$762,656	17.00%
99-170	Pismo-Buchon Apartments	\$1,698,246	\$260,967	15.37%	\$405,000	23.85%	\$ 0.74	\$964,285	56.78%	\$67,994	4.00%
99-173	casa de canoga Apartments	\$8,965,467	\$2,844,775	31.73%	\$295,000	3.29%	\$ 0.76	\$5,725,693	63.86%	\$100,000	1.12%
99-174	Village at Cabrillo	\$9,661,484	\$1,598,164	16.54%	\$0	0.00%	\$ 0.81	\$6,928,320	71.71%	\$1,135,000	11.75%
99-175	Live Oak Garden Apartments	\$5,907,007	\$2,450,000	41.48%	\$0	0.00%	\$ 0.75	\$3,297,171	55.82%	\$159,836	2.71%
99-178	Kelley Drive Apartments	\$1,855,237	\$0	0.00%	\$607,300	32.73%	\$ 0.75	\$1,247,937	67.27%	\$0	0.00%
99-181	Carrington Circle	\$4,358,037	\$0	0.00%	\$1,616,063	37.08%	\$ 0.78	\$2,650,111	60.81%	\$91,863	2.11%
99-182	The Hazel Hotel	\$2,545,627	\$0	0.00%	\$1,122,337	44.09%	\$ 1.00	\$1,407,468	55.29%	\$15,822	0.62%
99-183	The Ridge Apartments	\$4,394,998	\$625,000	14.22%	\$0	0.00%	\$ 0.75	\$3,498,464	79.60%	\$271,534	6.18%
99-194	Courtland City Lights	\$16,080,774	\$2,246,499	13.97%	\$0	0.00%	\$ 0.73	\$12,801,539	79.61%	\$1,032,736	6.42%
99-196	Sunrise Vista Apartments	\$6,438,533	\$775,000	12.04%	\$1,476,190	22.93%	\$ 0.77	\$4,176,034	64.86%	\$11,309	0.18%
99-197	Hudson Bay Apartments	\$10,647,429	\$2,291,010	21.52%	\$0	0.00%	\$ 0.70	\$7,372,989	69.25%	\$983,430	9.24%
99-200	Porvenir Estates	\$3,767,023	\$0	0.00%	\$1,188,294	31.54%	\$ 0.75	\$2,578,729	68.46%	\$0	0.00%
99-208	Vintage Brook Senior Apts	\$15,870,922	\$5,340,000	33.65%	\$0	0.00%	\$ 0.76	\$9,990,911	62.95%	\$540,011	3.40%
99-213	Vista Seniors Apartments	\$10,657,454	\$2,136,888	20.05%	\$0	0.00%	\$ 0.74	\$7,792,566	73.12%	\$728,000	6.83%
99-215	Seeley Family Apartments	\$5,451,063	\$812,890	14.91%	\$0	0.00%	\$ 0.74	\$4,301,275	78.91%	\$336,898	6.18%
99-222	Calipatria family Apartments	\$8,471,107	\$1,531,129	18.07%	\$0	0.00%	\$ 0.73	\$6,561,279	77.45%	\$378,699	4.47%
99-225	Park Place Apartments	\$6,933,089	\$0	0.00%	\$1,350,000	19.47%	\$ 0.78	\$5,270,065	76.01%	\$313,024	4.51%
99-229	Cantamar Villas	\$6,868,597	\$2,547,830	37.09%	\$2,236,467	32.56%	\$ 0.81	\$1,889,083	27.50%	\$195,214	2.84%
99-233	Shadowbrook Apartments	\$10,349,485	\$1,416,486	13.69%	\$0	0.00%	\$ 0.73	\$7,785,854	75.23%	\$1,147,145	11.08%
99-242	Fullerton Residential Hotel	\$9,496,535	\$1,050,000	11.06%	\$1,900,000	20.01%	\$ 0.67	\$6,460,638	68.03%	\$85,897	0.90%
99-246	Adams City Lights	\$5,128,111	\$882,752	17.21%	\$0	0.00%	\$ 0.74	\$3,807,529	74.25%	\$437,830	8.54%
99-247	Piedmont & Sierra Senior Apts	\$12,806,000	\$4,700,000	36.70%	\$3,072,000	23.99%	\$ 0.75	\$5,034,000	39.31%	\$0	0.00%

Table A-5

**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Financing Breakdown for 1999 Allocations**

#	Project	Total Development Cost	Current Payment Financing	Current Financing as % of TDC	Deferred Payment Govt Financing	Deferred Financing as % of TDC	Tax Credit Factor	Investor Equity	Investor Equity as % of TDC	Other Funding Sources	Other Funding as % of TDC
99-249	Willow Tree Villages	\$10,792,131	\$1,157,478	10.73%	\$3,220,000	29.84%	\$ 0.75	\$6,414,653	59.44%	\$0	0.00%
99-251	Orange Tree Village Apartments	\$4,181,087	\$652,069	15.60%	\$650,000	15.55%	\$ 0.79	\$2,879,018	68.86%	\$0	0.00%
99-256	Riverview Homes	\$8,600,144	\$812,100	9.44%	\$1,234,000	14.35%	\$ 0.80	\$6,398,044	74.39%	\$156,000	1.81%
99-858	Ohlone-Chynoweth	\$31,152,215	\$14,250,000	45.74%	\$5,774,000	18.53%	\$ 0.90	\$11,006,362	35.33%	\$121,853	0.39%

**Table A-6**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**1999 Allocation for Tax Exempt Bond Financed Projects**

Number	Name	Construction Type	Low		Federal Allocation	State Allocation	City	County
			Total Units	Income Units				
99-800	McBride Apartments	RC*	80	78	\$214,038	\$0	Santa Rosa	Sonoma
99-804	Village Avante Apartments	RC	112	110	\$317,195	\$0	Morgan Hill	Santa Clara
99-805	Don De Dios Apartments	RC	70	68	\$174,093	\$0	San Jose	Santa Clara
99-806	Palo Alto Gardens Apartments	RC*	156	155	\$459,120	\$0	Palo Alto	Santa Clara
99-807	Citrus Tree Apartments	RC*	81	80	\$194,890	\$0	Ventura	Ventura
99-808	Willow Pass Apartments	RC*	120	119	\$310,793	\$0	Baypoint	Contra Costa
99-809	Highland Orchard Apartments	RC*	104	52	\$163,545	\$0	Placentia	Orange
99-810	Alpine Woods Apartments	RC*	137	136	\$235,844	\$0	Upland	San Bernardino
99-811	North Hills Apartments	RC*	204	203	\$591,250	\$0	Fullerton	Orange
99-812	Del Monte Pines	RC*	365	365	\$655,268	\$0	Fresno	Fresno
99-813	Sycamore Apartments	RC*	186	185	\$481,166	\$0	Antioch	Contra Costa
99-814	Riviera Apartments	RC*	129	128	\$346,024	\$0	Antioch	Contra Costa
99-815	Greenbriar Apartments	RC*	198	198	\$630,928	\$0	Concord	Contra Costa
99-816	Park Creek Apartments	RC*	240	239	\$409,169	\$0	Clovis	Fresno
99-817	Lancaster Manor Apartments	RC*	248	245	\$496,703	\$0	San Diego	San Diego
99-818	Discover Commons Apartments	RC*	160	81	\$136,099	\$0	Sacramento	Sacramento
99-820	Van Nuys Pierce Park Apartments	AR*	430	430	\$757,976	\$0	Pacoima	Los Angeles
99-821	Pavilion Apartments	RC*	132	129	\$281,801	\$0	Pico Rivera	Los Angeles
99-822	La Paloma Apartments	AR*	120	118	\$267,988	\$0	Azusa	Los Angeles
99-823	Woodside Court Apartments	RC*	129	126	\$304,753	\$0	Fairfield	Solano
99-824	Shadowbrook Apartments	AR*	193	189	\$361,223	\$0	Selma	Fresno
99-825	Laurel Village Apartments	RC	41	32	\$51,967	\$0	El Cajon	San Diego
99-826	Q Avenue Apartments	RC*	132	130	\$378,059	\$0	National City	San Diego
99-827	Woodmark Apartments	NC*	173	171	\$554,251	\$0	Woodland	Yolo
99-828	Terracina at Wildhorse	NC*	70	41	\$130,352	\$0	Davis	Yolo
99-829	Vintage Gardens Senior Apartments	NC*	188	187	\$532,646	\$0	West Covina	Los Angeles
99-830	Standiford Gardens	RC*	249	249	\$492,678	\$0	Modesto	Stanislaus
99-834	Wildomar Senior Leisure Living	NC*	176	175	\$391,295	\$0	Wildomar	Riverside
99-835	Saratoga Senior	NC*	108	107	\$311,626	\$0	Vacaville	Solano
99-836	Sycamore Pointe	NC*	136	135	\$456,026	\$0	Woodland	Yolo
99-837	Driftwood Apartments	RC*	296	296	\$662,154	\$0	Concord	Contra Costa
99-838	Sutter Terrace Sr. Apartments	NC	100	99	\$229,129	\$0	Roseville	Placer

**Table A-6**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**1999 Allocation for Tax Exempt Bond Financed Projects**

Number	Name	Construction Type	Low		Federal Allocation	State Allocation	City	County
			Total Units	Income Units				
99-839	Northgate Apartments of Watsonville	NC*	82	81	\$492,867	\$0	Watsonville	Santa Cruz
99-840	Summit Rose Apartments	AR*	91	90	\$173,658	\$0	Escondido	San Diego
99-841	The Willows	RC*	47	46	\$140,799	\$0	San Jose	Santa Clara
99-842	The Apartments at Silverado Creek	NC*	102	100	\$442,976	\$0	Napa	Sonoma
99-843	Helzer Courts	NC*	155	154	\$663,231	\$0	San Jose	Santa Clara
99-845	Elk Ridge Apartments	AR*	206	205	\$489,181	\$0	Sacramento	Sacramento
99-846	The Gardens Apartments	AR*	286	285	\$789,975	\$0	San Jose	Santa Clara
99-847	Baldwin Village / Watson Terrace II	RC	83	80	\$494,351	\$0	Los Angeles	Los Angeles
99-848	Heritage Park Hilltop	NC	192	190	\$529,319	\$0	Richmond	Contra Costa
99-849	Springdale West Apartments	RC	410	406	\$811,987	\$0	Long Beach	Los Angeles
99-850	Bernal Dwellings Apartments	NC*	160	160	\$978,746	\$0	San Francisco	San Francisco
99-851	Ridgecrest Apartments	RC*	148	147	\$311,433	\$0	Riverside	Riverside
99-852	North Park Partners	RC*	166	164	\$435,949	\$0	San Diego	San Diego
99-853	Kimball Court	NC*	95	94	\$178,927	\$0	Visalia	Tulare
99-854	Maplewood-Golden Glen Apartments	RC*	91	89	\$142,568	\$0	Concord	Contra Costa
99-855	Avalon Court	NC	88	87	\$368,654	\$0	Oakley	Contra Costa
99-856	The Courtyards at Santa Rosa	NC	104	103	\$493,852	\$0	Santa Rosa	Sonoma
99-857	Meadowview Park	NC	80	79	\$420,042	\$0	Santa Rosa	Sonoma
99-858	Ohlone-Chynoweth Commons	NC	194	192	\$1,060,507	\$0	San Jose	Santa Clara
99-859	Park Glenn Senior Apartments	NC*	18	17	\$50,247	\$0	Camarillo	Ventura
99-860	Villa Serena Apartments	NC*	132	131	\$305,041	\$0	chula Vista	San Diego
99-861	Lion Villas Apartments	RC*	272	229	\$626,439	\$0	San Jose	santa Clara
99-862	Miraido Village Apartments	NC	109	37	\$132,588	\$0	San Jose	Santa Clara
99-863	Parkside Terrace Apartments	RC*	210	208	\$275,889	\$0	Sacramento	Sacramento
99-864	Preservation I	AR*	89	89	\$93,314	\$0	Los Angeles	Los Angeles
99-865	Preservation II	AR*	109	109	\$105,552	\$0	Los Angeles	Los Angeles
99-866	Preservation III	AR*	48	48	\$52,440	\$0	Los Angeles	Los Angeles
99-867	Preservation IV	AR*	30	30	\$23,317	\$0	Los Angeles	Los Angeles
99-868	Preservation V	AR*	124	124	\$111,714	\$0	Los Angeles	Los Angeles
99-869	Delta View Apartments	RC*	205	203	\$385,424	\$0	Antioch	Contra Costa
99-870	Park David Senior Apartments	NC	241	240	\$507,500	\$0	Cathedral City	Riverside
99-872	Poinsettia Station Apartments	NC*	91	91	\$310,073	\$0	Carlsbad	San Diego

**Table A-6**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**1999 Allocation for Tax Exempt Bond Financed Projects**

Number	Name	Construction Type	Low		Federal Allocation	State Allocation	City	County
			Total Units	Income Units				
99-873	Nantucket Bay	NC*	160	158	\$744,885	\$0	Salinas	Monterey
99-874	Cherry Tree Village	NC*	104	102	\$340,296	\$0	Turlock	Stanislaus
99-875	Apple Tree Village	NC	125	123	\$619,429	\$0	North Hills	Los Angeles
99-876	Salinas Senior Apartments	NC	132	130	\$362,432	\$0	Salinas	Monterey
99-877	Harbor City Lights	NC*	56	55	\$364,076	\$0	Los Angeles	Los Angeles
99-878	Magnolia City Lights	NC*	54	53	\$338,968	\$0	Los Angeles	Los Angeles
99-879	The Sunset Apartments at Rocklin	NC*	112	111	\$427,495	\$0	Rocklin	Placer
99-881	Hermitage III Senior Apartments	AR*	94	93	\$246,208	\$0	Commerce	Los Angeles
99-882	Vista Sonoma Senior Living Apartments	NC*	189	189	\$827,813	\$0	Santa Rosa	Sonoma
99-883	Gateway 101 Apartments	NC*	129	65	\$339,622	\$0	East Palo Alto	San Mateo
99-884	Sunset Bay Apartments	NC*	110	109	\$445,148	\$0	Fairfield	Solano
99-886	Papago Court / Apple Valley Apartments	RC	48	47	\$92,909	\$0	Santa Rosa	Sonoma
99-887	Laurel Park Apartments	NC*	133	131	\$385,376	\$0	Santee	San Diego
99-888	Amistad Plaza	NC	57	56	\$352,574	\$0	Los Angeles	Los Angeles
99-889	Washington Court	AR	102	101	\$225,523	\$0	Los Angeles	Los Angeles
99-890	Grand View Nine Family Housing	NC	62	61	\$370,703	\$0	Los Angeles	Los Angeles
99-891	Hale-Morris-Lewis Manor	NC	41	40	\$157,253	\$0	Los Angeles	Los Angeles
99-892	Alegria	AR*	45	44	\$273,770	\$0	Los Angeles	Los Angeles
99-893	Olympic/Hope	NC	67	66	\$407,609	\$0	Los Angeles	Los Angeles
99-894	Central City Family Housing	RC	63	61	\$307,294	\$0	Los Angeles	Los Angeles
99-895	Lakeview Manor	NC	56	55	\$329,616	\$0	San Fernando	Los Angeles
99-897	Westside Village Apartments	NC*	40	39	\$101,004	\$0	Newman	Stanislaus
99-898	Lake Park Apartments	RC	104	103	\$175,026	\$0	Turlock	Stanislaus
99-899	Parkwood Apartments	AR	180	178	\$206,396	\$0	Turlock	Stanislaus
99-900	Delta Village Apartments	AR*	80	79	\$116,424	\$0	Stockton	San Joaquin
99-901	Light Tree Apartments	RC*	94	93	\$328,883	\$0	East Palo Alto	San Mateo
99-902	Casa Ramon Apartments	RC	75	74	\$227,006	\$0	Orange	Orange
99-903	Golden Gate Apartments	AR*	72	61	\$270,718	\$0	San Francisco	San Francisco
99-904	Carson Terrace	NC	62	61	\$274,446	\$0	Carson	Los Angeles
99-906	The Willows Apartments	AR*	240	239	\$294,617	\$0	Bakersfield	Kern
99-907	The Waterman Apartments	AR*	128	127	\$183,366	\$0	San Bernardino	San Bernardino
99-908	Concord-Huntington Park Apartments	AR*	162	159	\$188,193	\$0	Huntington Park	Los Angeles



**Table A-6**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**1999 Allocation for Tax Exempt Bond Financed Projects**

Number	Name	Construction Type	Low		Federal Allocation	State Allocation	City	County
			Total Units	Income Units				
99-911	Healdsburg Family Apartments	NC*	250	249	\$315,773	\$0	Healdsburg	Sonoma
99-913	Civic Center Drive Apartments	NC	322	64	\$372,132	\$0	Fremont	Alameda
99-916	Mckee Sr. Apts (Arbor Terrace)	NC*	86	85	\$269,897	\$0	San Jose	Santa Clara
99-917	Capitol Avenue Family Apts (The Verandas)	NC*	92	91	\$348,149	\$0	San Jose	Santa Clara
99-918	Park Place Apartments	AR	142	141	\$308,817	\$0	Van Nuys	Los Angeles
99-919	Breezewood Village Senior Housing	NC*	122	120	\$465,908	\$0	La Mirada	Los Angeles
99-920	Nova Pointe I Apartments (Phase I)	AR*	156	155	\$270,761	\$0	Colton	San Bernardino
99-921	Nova Pointe I Apartments (Phase II)	RC*	130	52	\$15,846	\$0	Colton	San Bernardino
99-922	Village Green Apartments	AR*	184	181	\$120,019	\$0	San Bernardino	San Bernardino
99-923	Chelsea Gardens Apartments	AR*	120	118	\$220,610	\$0	Santa Rosa	Sonoma
99-924	Vintage Court Senior Apartments	NC*	125	124	\$321,563	\$0	Union City	Alameda
99-925	Park Sierra at Iron Horse Trail	NC*	283	57	\$212,553	\$0	Dublin	Alameda
99-926	Los Altos Apartments	RC*	67	27	\$115,140	\$0	Los Angeles	Los Angeles
99-928	Harbor View Village	NC*	14	14	\$90,220	\$0	Bodega Bay	Sonoma
			* = Federal Subsidy					
			<b>14990</b>	<b>13905</b>	<b>\$38,151,075</b>	<b>\$0</b>		

## **APPENDIX B**

### **1987 – 1999 ALLOCATION SUMMARY**

**Table B-1**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Active Allocations by County (1)**  
**1987-1999**

<u>County</u>	<u>Population (2)</u>	<u>% of Total</u>	<u>Projects</u>	<u>% of Total</u>	<u>Tax Credit Units</u>	<u>% of Total</u>	<u>Federal Allocation</u>	<u>% of Total</u>	<u>State Allocation</u>	<u>% of Total</u>
Alameda	1,433,300	4.25%	95	6.03%	4,647	4.27%	\$23,315,816	4.12%	\$21,305,737	4.52%
Amador	34,050	0.10%	1	0.06%	44	0.04%	\$70,423	0.01%	\$0	0.00%
Butte	201,900	0.60%	10	0.63%	557	0.51%	\$3,340,046	0.59%	\$1,822,722	0.39%
Calaveras	38,150	0.11%	2	0.13%	59	0.05%	\$120,137	0.02%	\$475,904	0.10%
Colusa	18,550	0.05%	2	0.13%	62	0.06%	\$124,994	0.02%	\$154,367	0.03%
Contra Costa	916,400	2.72%	44	2.79%	3,987	3.66%	\$18,092,454	3.20%	\$11,551,347	2.45%
Del Norte	28,100	0.08%	2	0.13%	94	0.09%	\$328,569	0.06%	\$0	0.00%
El Dorado	150,800	0.45%	10	0.63%	718	0.66%	\$4,217,425	0.75%	\$14,308,136	3.04%
Fresno	793,800	2.35%	65	4.13%	5,017	4.61%	\$14,481,195	2.56%	\$9,864,760	2.09%
Glenn	26,950	0.08%	1	0.06%	40	0.04%	\$72,013	0.01%	\$248,970	0.05%
Humboldt	128,100	0.38%	6	0.38%	224	0.21%	\$463,803	0.08%	\$1,944,494	0.41%
Imperial	142,700	0.42%	20	1.27%	868	0.80%	\$4,207,894	0.74%	\$4,680,147	0.99%
Kern	648,400	1.92%	41	2.60%	3,594	3.30%	\$14,660,539	2.59%	\$28,273,861	6.00%
Kings	128,300	0.38%	9	0.57%	708	0.65%	\$3,192,716	0.56%	\$0	0.00%
Lake	55,300	0.16%	7	0.44%	221	0.20%	\$468,883	0.08%	\$2,155,633	0.46%
Lassen	34,050	0.10%	2	0.13%	58	0.05%	\$113,423	0.02%	\$435,387	0.09%
Los Angeles	9,757,500	28.92%	417	26.48%	25,481	23.41%	\$158,368,727	28.00%	\$47,622,047	10.11%
Madera	115,800	0.34%	13	0.83%	652	0.60%	\$4,078,915	0.72%	\$1,710,646	0.36%
Marin	247,900	0.73%	7	0.44%	277	0.25%	\$2,566,512	0.45%	\$0	0.00%
Mariposa	16,100	0.05%	4	0.25%	118	0.11%	\$247,911	0.04%	\$853,999	0.18%
Mendocino	87,100	0.26%	4	0.25%	96	0.09%	\$192,244	0.03%	\$690,831	0.15%
Merced	206,900	0.61%	25	1.59%	905	0.83%	\$2,921,857	0.52%	\$5,172,091	1.10%
Mono	10,800	0.03%	1	0.06%	32	0.03%	\$345,350	0.06%	\$0	0.00%
Monterey	391,300	1.16%	27	1.71%	1,453	1.33%	\$11,274,304	1.99%	\$2,609,343	0.55%
Napa	124,600	0.37%	7	0.44%	487	0.45%	\$3,718,520	0.66%	\$11,450,936	2.43%
Nevada	89,600	0.27%	10	0.63%	530	0.49%	\$3,430,937	0.61%	\$4,517,333	0.96%
Orange	2,775,600	8.23%	51	3.24%	6,564	6.03%	\$22,276,609	3.94%	\$12,209,897	2.59%
Placer	225,900	0.67%	17	1.08%	1,743	1.60%	\$7,452,903	1.32%	\$7,550,538	1.60%
Plumas	20,450	0.06%	2	0.13%	70	0.06%	\$130,817	0.02%	\$409,588	0.09%
Riverside	1,473,300	4.37%	76	4.83%	5,059	4.65%	\$24,364,788	4.31%	\$25,869,134	5.49%
Sacramento	1,177,800	3.49%	48	3.05%	5,236	4.81%	\$23,253,624	4.11%	\$51,932,064	11.03%

**Table B-1**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Active Allocations by County (1)**  
**1987-1999**

County	Population (2)	% of Total	Projects	% of Total	Tax Credit Units	% of Total	Federal Allocation	% of Total	State Allocation	% of Total
San Benito	47,850	0.14%	5	0.32%	157	0.14%	\$1,173,497	0.21%	\$196,916	0.04%
San Bernardino	1,654,000	4.90%	23	1.46%	2,337	2.15%	\$8,268,571	1.46%	\$13,498,693	2.87%
San Diego	2,853,300	8.46%	80	5.08%	6,884	6.32%	\$31,623,723	5.59%	\$29,863,751	6.34%
San Francisco	790,500	2.34%	53	3.37%	3,657	3.36%	\$38,865,680	6.87%	\$4,608,468	0.98%
San Joaquin	554,400	1.64%	21	1.33%	1,380	1.27%	\$5,302,417	0.94%	\$12,508,304	2.66%
San Luis Obispo	241,600	0.72%	16	1.02%	466	0.43%	\$3,377,219	0.60%	\$2,721,474	0.58%
San Mateo	722,800	2.14%	22	1.40%	1,085	1.00%	\$9,469,721	1.67%	\$4,274,169	0.91%
Santa Barbara	409,000	1.21%	26	1.65%	1,474	1.35%	\$8,620,769	1.52%	\$5,045,130	1.07%
Santa Clara	1,715,400	5.08%	85	5.40%	8,412	7.73%	\$44,006,102	7.78%	\$65,549,974	13.92%
Santa Cruz	252,800	0.75%	18	1.14%	814	0.75%	\$7,153,504	1.26%	\$3,727,729	0.79%
Shasta	165,400	0.49%	10	0.63%	490	0.45%	\$2,464,251	0.44%	\$9,356,048	1.99%
Sierra	3,220	0.01%	1	0.06%	50	0.05%	\$84,205	0.01%	\$0	0.00%
Siskiyou	44,350	0.13%	2	0.13%	64	0.06%	\$144,709	0.03%	\$539,996	0.11%
Solano	390,100	1.16%	15	0.95%	1,405	1.29%	\$4,434,420	0.78%	\$4,595,644	0.98%
Sonoma	443,700	1.31%	48	3.05%	3,368	3.09%	\$19,389,101	3.43%	\$3,037,957	0.64%
Stanislaus	433,000	1.28%	12	0.76%	1,120	1.03%	\$2,772,614	0.49%	\$3,520,596	0.75%
Sutter	76,700	0.23%	2	0.13%	65	0.06%	\$150,784	0.03%	\$250,065	0.05%
Tehama	55,700	0.17%	4	0.25%	157	0.14%	\$442,135	0.08%	\$900,596	0.19%
Trinity	13,200	0.04%	2	0.13%	64	0.06%	\$127,752	0.02%	\$969,996	0.21%
Tulare	363,300	1.08%	38	2.41%	1,601	1.47%	\$6,095,674	1.08%	\$11,526,106	2.45%
Tuolumne	53,100	0.16%	9	0.57%	483	0.44%	\$2,774,426	0.49%	\$2,835,550	0.60%
Ventura	742,000	2.20%	31	1.97%	2,258	2.07%	\$9,886,797	1.75%	\$8,647,735	1.84%
Yolo	158,800	0.47%	23	1.46%	1,256	1.15%	\$5,970,253	1.06%	\$9,073,884	1.93%
Yuba	60,400	0.18%	3	0.19%	219	0.20%	\$1,085,607	0.19%	\$3,958,342	0.84%
<b>Total</b>	<b>33,744,120</b>	<b>100.00%</b>	<b>1,575</b>	<b>100.00%</b>	<b>108,867</b>	<b>100.00%</b>	<b>\$565,578,279</b>	<b>100.00%</b>	<b>\$471,027,035</b>	<b>100.00%</b>

(1) Includes tax-exempt bond financed projects.

(2) State of California, *Population Estimates for California Cities and Counties*,  
*Department of Finance Report 97 E-1*. Sacramento, California, January 2000.

**APPENDIX C**

**1987 – 1999 COMPLIANCE REPORT  
OCCUPANCY DATE**

Table C-1  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
 Occupied Units

Number	Development Name	Total Units	Required # of Tax Credit Units	# of Tax Credit Units Occupied
CA-1987-001	Redwood Court Apts.	50	50	49
CA-1987-002	Redondo Apartments	36	36	35
CA-1987-003	Sunset West Apartments	50	50	43
CA-1987-004	Country Oaks Apts.	51	51	50
CA-1987-005	LA Pro II Apts	108	108	82
CA-1987-008	HDR Fund I Apartments	76	76	75
CA-1987-009	HDR Fund II Apartments	49	49	49
CA-1987-011	Dos Palos Apts.	40	40	36
CA-1987-013	Kingsburg Apts.	38	38	38
CA-1987-014	Battle Creek Family Apts.	24	24	19
CA-1987-017	Jose's Place	44	44	43
CA-1987-018	Orchard Garden Apts.	34	34	32
CA-1987-019	Madison Arches Apts.	24	24	24
CA-1987-020	Cottonwood Meadows Apts.	47	47	25
CA-1987-021	Johanson Arms Apartments	104	104	104
CA-1987-022	Creekside Apt.	48	48	46
CA-1987-023	Sunol Terrace	14	14	*
CA-1987-025	Seeley Valley Apartments	38	38	34
CA-1987-026	The Willows	120	120	120
CA-1987-030	Bell Way Apts.	11	11	8
CA-1987-031	30270 Calle Jessica	1	1	1
CA-1987-033	Newhall Terrace	66	66	*
CA-1987-036	Chamoune Ave Duplex Apts.	2	2	2
CA-1987-039	108th Street Apts.	22	22	22
CA-1987-040	Primrose Terrace Apts.	20	8	*
CA-1987-041	Irolo Apartments	32	32	32
CA-1987-042	Villa Rosa Apartments	12	12	3
CA-1987-043	Mayten Manor Senior Apts.	45	25	35
CA-1987-045	Westwood Manor	40	40	38
CA-1987-046	Cypress Glen	54	27	37
CA-1987-047	LIHP 44	17	17	11
CA-1987-048	Euclid/Logan Apts.	22	22	23
CA-1987-049	331-353 Smalley Ave	8	8	8
CA-1987-051	9414 S. Central #1	3	3	*
CA-1987-052	9418 S. Central #1	3	3	*
CA-1987-053	Olive Court	24	24	22
CA-1987-055	Carson Ridge II Apts.	36	36	36
CA-1987-056	Desert Oak Apts.	42	42	34
CA-1987-059	Gatto Construction	4	4	3
CA-1987-060	Fresno Four-Plex	4	4	1
CA-1987-061	SCA Homes	10	10	10
CA-1987-062	Perris I	4	4	0
CA-1987-063	Casa de Suisun	52	52	51
CA-1987-064	MidCities	59	59	56
CA-1987-069	Saratoga Apts.	57	57	*

Table C-1  
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE  
Occupied Units

Number	Development Name	Total Units	Required # of Tax Credit Units	# of Tax Credit Units Occupied
CA-1987-072	Artesia Senior Center	100	54	54
CA-1987-073	Live Oak Apartments	328	69	66
CA-1987-074	Park Haven Three	66	22	70
CA-1988-000	Harbor Tower	180	180	179
CA-1988-001	Meredith Manor	40	40	36
CA-1988-002	Madrone Hotel	32	32	29
CA-1988-003	Nuevo Pico Union	16	16	16
CA-1988-005	Villa Rosa Apts.	44	44	43
CA-1988-006	Feather River Apts.	34	34	30
CA-1988-007	Sierra Meadows Apts	35	35	31
CA-1988-008	Strathmore Villa Apts.	42	42	36
CA-1988-010	Conquistador Villa Apartments	38	38	38
CA-1988-013	Exeter Apartments	58	58	58
CA-1988-015	7292 Fountain Avenue	28	28	26
CA-1988-016	Cottonwood Creek Apts.	32	32	32
CA-1988-017	Noble Creek Apts	54	54	50
CA-1988-018	Citrus Pointe II Apartments	50	50	39
CA-1988-021	Central Valley II Apartments	38	38	36
CA-1988-022	Pixley Apts.	40	40	37
CA-1988-024	Anderson Court	36	36	34
CA-1988-026	Weaver Creek Apts.	26	26	26
CA-1988-027	Garden Estates	44	44	43
CA-1988-028	Ridgeway Hotel	58	58	47
CA-1988-029	Sonora Terrace	46	46	44
CA-1988-030	Quincy Street Apts.	33	7	7
CA-1988-031	23rd Avenue Project	4	4	4
CA-1988-032	MacArthur Blvd. (04 & 05)	8	8	4
CA-1988-033	296 Mather Street	12	12	12
CA-1988-037	7801 MacArthur Blvd.	4	4	4
CA-1988-038	2648 Parker Avenue	4	4	4
CA-1988-039	5338 Belvedere Street	4	4	4
CA-1988-041	California Terrace Apts.	32	32	31
CA-1988-042	Riverland Apts.	75	75	73
CA-1988-043	Visalia Garden Villas	60	60	60
CA-1988-044	Nice Village Apartments	28	28	28
CA-1988-045	Olympic Villa Apts.	27	27	27
CA-1988-046	1313 Castillo	3	3	3
CA-1988-047	Kingswood Apartments	43	43	44
CA-1988-048	SCA Homes	30	30	30
CA-1988-049	Bear Mountain Apts.	36	36	34
CA-1988-051	Atrium Apts.	12	12	12
CA-1988-052	Hillside I	37	37	115
CA-1988-053	Hillside II	81	81	115
CA-1988-054	Normandie Apts.	40	33	35
CA-1988-055	Pacific Oaks	103	103	53

Table C-1  
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE  
Occupied Units

Number	Development Name	Total Units	Required # of Tax Credit Units	# of Tax Credit Units Occupied
CA-1988-056	Salton II Village Apts.	30	30	27
CA-1988-057	Redwood Villas	90	90	69
CA-1988-058	Reedley Elderly	23	23	23
CA-1988-062	Magnolia Plaza Apts.	124	124	68
CA-1988-063	Sun Terrace	104	99	94
CA-1988-066	Vendome Apt.	43	41	44
CA-1988-067	S. Norton Avenue	20	20	20
CA-1988-068	Woods Manor	80	80	80
CA-1988-069	Virginia Avenue	28	20	27
CA-1988-070	Exeter Senior Villa	44	44	24
CA-1988-071	Arminta North and South	60	60	46
CA-1988-072	Magnolia Acres	40	40	10
CA-1988-073	Flores Apartments	26	26	26
CA-1988-074	10900 MacArthur Blvd.	12	12	12
CA-1988-075	Harriet Tubman Terrace	91	91	*
CA-1988-076	Heather Ridge Apts.	56	56	55
CA-1988-080	Tioga Apts.	90	90	*
CA-1988-081	Citrus Ave.	6	6	6
CA-1988-082	26th Street Apts.	8	8	8
CA-1988-083	Flamingo Garden Senior	58	58	58
CA-1988-084	Parkwood Meadows No. 2	2	2	2
CA-1988-085	Willowbrook	2	2	2
CA-1988-086	Huntwood Commons	40	40	40
CA-1988-087	1714-1716 Eleventh Street	2	2	*
CA-1988-088	Riverview Plaza	123	123	119
CA-1988-089	Cherry Blossom	70	70	21
CA-1988-090	Grandview Apartments	27	27	27
CA-1988-091	Date Tree Apartments	42	42	*
CA-1988-093	Prospect Villa Apts.	14	14	14
CA-1988-094	Glenhaven Park	15	15	12
CA-1988-095	Ventura Garden Estates	48	48	18
CA-1988-096	3142 Coolidge Avenue	4	4	4
CA-1988-097	2154 Dumbarton Ave.	1	1	*
CA-1988-098	Poinsettia Street Apts.	20	20	17
CA-1988-099	Bellflower Senior Center	50	20	20
CA-1988-100	49th Street Apts.	13	13	13
CA-1988-101	1513 W. Pico Blvd.	32	32	32
CA-1988-102	Ridgecrest Village Apartments	36	36	*
CA-1988-103	Alice Street Apts.	10	10	8
CA-1988-104	3613 Clay	1	1	1
CA-1988-105	Peter Claver Community	32	32	32
CA-1988-106	Schillo Gardens	29	29	29
CA-1988-107	Peachbrook	38	38	*
CA-1988-108	45th Street	2	2	2
CA-1988-109	Tyrrell Terrace	27	27	27



Table C-1  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
 Occupied Units

Number	Development Name	Total Units	Required # of Tax Credit Units	# of Tax Credit Units Occupied
CA-1988-110	2210 Oakwood Ave.	1	1	*
CA-1988-117	Coleman Court	113	22	78
CA-1988-118	Villa La Cumbre	60	60	18
CA-1988-119	Adeline St. Property	6	6	6
CA-1988-121	Williams Street	12	12	*
CA-1988-122	Downtown Properties	6	6	*
CA-1988-124	Vine Street Properties	2	2	1
CA-1988-125	3105 MLK	2	2	2
CA-1988-126	3109 MLK	2	2	2
CA-1988-127	3311 MLK	2	2	2
CA-1988-128	1112 62nd	2	2	2
CA-1988-129	1118 62nd	2	2	2
CA-1988-130	9012 "B" Street	1	1	1
CA-1988-131	47th St. Apts	25	25	25
CA-1988-132	820 Milton Avenue	1	1	1
CA-1988-133	Bennett Apts.	24	24	23
CA-1988-134	Horizon Apts.	16	16	*
CA-1988-136	Hidden Cove Apartments	88	88	85
CA-1988-140	Clark Terrace	41	41	40
CA-1988-141	Evergreen Apts.	37	28	33
CA-1988-142	Hillsdale Apts	4	4	*
CA-1988-145	1811 27th Avenue	42	17	*
CA-1988-146	Peralta Apts	13	13	14
CA-1988-147	2627 Inyo Ave.	1	1	*
CA-1988-149	El Paseo Apartments	28	28	*
CA-1988-150	Appleton Apartments	48	48	*
CA-1988-151	New Hampshire Apts	70	70	*
CA-1988-152	Picardy Apartments	36	36	36
CA-1988-153	728 South Berendo Apts	40	40	*
CA-1988-154	Rosetta Apartments	55	55	54
CA-1988-156	1915 25th Avenue	2	2	*
CA-1988-157	1381 81st Avenue	2	2	*
CA-1988-159	Foothill Plaza	54	54	40
CA-1988-162	Midtown Apartments	20	20	20
CA-1988-165	Haven Park Partners I	5	5	5
CA-1988-166	2276 MacArthur Blvd.	9	9	9
CA-1988-167	Single Family House	1	1	1
CA-1988-168	Fresno Emerald Palms	18	18	18
CA-1988-169	Coral Gardens	47	47	*
CA-1988-170	657 San Felipe	1	1	1
CA-1988-171	Gatto Construction	1	1	1
CA-1988-172	Minarets	1	1	1
CA-1988-173	230 West Fir	1	1	1
CA-1988-174	3126 E. Illinois	1	1	1
CA-1988-175	4746 E. Hamilton	1	1	1

**Table C-1**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Occupied Units**

<b>Number</b>	<b>Development Name</b>	<b>Total Units</b>	<b>Required # of Tax Credit Units</b>	<b># of Tax Credit Units Occupied</b>
CA-1988-176	2525 South Tenth	1	1	1
CA-1988-177	4828 E. Hedges	6	6	6
CA-1988-178	Clinton Avenue Apts.	10	10	10
CA-1988-179	Dale Apts.	74	74	*
CA-1988-181	Laguna Terrace	4	4	4
CA-1988-182	925 North Palm	3	3	3
CA-1988-183	Eden	1	1	1
CA-1988-184	Tricon I	9	9	9
CA-1988-186	236 29th Street	8	8	*
CA-1988-187	Scott Mitchell	4	4	*
CA-1988-188	5318 Fairfax Ave., 5408 Bancroft Ave.	20	20	*
CA-1988-189	Wilshire Place Apartments	60	60	57
CA-1988-190	1805 N. Wilcox	50	50	*
CA-1988-191	3715 W. 1st Street	55	55	*
CA-1988-192	Aloha Apartments	74	74	75
CA-1988-193	Camillia Apartments	40	40	40
CA-1988-194	1723 W. 9th Street, LP	63	63	57
CA-1988-195	2017 N. Argyle	71	71	*
CA-1988-196	Bancroft Apts.	12	12	12
CA-1988-197	3106 Union Street	2	2	*
CA-1988-198	Duplex	2	2	2
CA-1988-199	Washington Villa	12	12	12
CA-1988-200	1604 32nd Street	2	2	2
CA-1988-201	2816 Billings Street	1	1	*
CA-1988-202	2820 Billings Street	1	1	*
CA-1988-203	Sojourner Truth Gardens	14	14	14
CA-1988-204	Seashore Apts.	15	15	*
CA-1988-205	Mayfair Apts.	47	47	44
CA-1988-206	Villa Mirage Apts.	320	320	319
CA-1988-207	Orchard Park Apts.	144	144	139
CA-1988-208	Somerset Apts.	156	156	153
CA-1988-209	Hastings Park	242	242	229
CA-1988-210	Dunbar Hotel	73	73	63
CA-1988-212	Thousand Palms Phase II	1	1	*
CA-1988-213	73-050 Callita Bonnie	1	1	*
CA-1988-214	73-075 Callita Bell	1	1	*
CA-1988-215	31480 Arbol Real	1	1	*
CA-1988-216	30-130 Los Flores	1	1	1
CA-1988-218	LA Pro I Apts.	124	124	122
CA-1988-219	Heninger Village	58	15	39
CA-1988-220	Orange Village Apartments	36	36	*
CA-1988-222	Somerset Park Apartments	128	26	26
CA-1989-000	MacArthur Park Towers	183	183	181
CA-1989-001	King's View Manor/King's Estates	222	222	204
CA-1989-004	Hotel de Riviera	30	30	27

**Table C-1**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Occupied Units**

Number	Development Name	Total Units	Required # of Tax Credit Units	# of Tax Credit Units Occupied
CA-1989-005	Casa Guadalupe	22	22	22
CA-1989-006	Pershing Hotel	65	65	11
CA-1989-008	Sanford Hotel	130	130	120
CA-1989-009	The Fountains	124	117	124
CA-1989-010	Genesis Hotel	33	33	26
CA-1989-015	Guadalupe Apts.	23	23	23
CA-1989-016	Bear River Apts.	24	24	23
CA-1989-017	Weaver Creek Senior Center Apts.	38	38	35
CA-1989-018	Grass Valley Senior Center Apts.	34	34	32
CA-1989-019	Villa Parke Homes	9	9	9
CA-1989-020	New Palace Hotel	80	80	78
CA-1989-021	Gridley Springs	32	32	31
CA-1989-022	Grove Park Housing	104	104	100
CA-1989-023	Madrone Village	23	23	23
CA-1989-024	Country Way Apts.	41	41	40
CA-1989-025	Point Arena Village Apts.	26	26	26
CA-1989-026	Heber II Village Apts.	24	24	24
CA-1989-027	Calexico Village Apts.	36	36	36
CA-1989-028	Canyon Croft	4	4	4
CA-1989-029	Murray Apartments	50	50	46
CA-1989-031	DeRose Gardens	76	76	75
CA-1989-032	Redwood Creek Apts.	48	48	46
CA-1989-033	Ridgecrest Village Apts. II	12	12	9
CA-1989-034	The Westwind	68	68	*
CA-1989-035	Woodlake Manor	44	44	42
CA-1989-036	Blythe Duplex #1	2	2	1
CA-1989-037	Blythe Duplex #2	2	2	0
CA-1989-038	Blythe Duplex #3	2	2	1
CA-1989-039	Clearlake Village	35	35	35
CA-1989-040	Country Club Apts.	108	108	94
CA-1989-041	Porterville Hotel	70	70	59
CA-1989-043	Duane Heights	14	14	4
CA-1989-044	Alta Vista Apts.	42	42	40
CA-1989-045	Maria Alicia	20	20	20
CA-1989-046	Siskiyou Valley Apts.	36	36	36
CA-1989-047	Grant Square	14	14	14
CA-1989-048	Niland Apts.	38	38	36
CA-1989-049	Mecca Apts.	54	54	53
CA-1989-050	Battle Creek Senior Apts.	40	40	37
CA-1989-051	Hudson Park II Apts	42	42	40
CA-1989-052	Pine Ridge Apts.	25	25	24
CA-1989-053	Harper Avenue Partners	17	17	16
CA-1989-054	Rosenburg Building	82	82	75
CA-1989-055	East Garden Apartments	51	51	50
CA-1989-056	Woodlake Garden Apts.	48	48	45

**Table C-1**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Occupied Units**

Number	Development Name	Total Units	Required # of Tax Credit Units	# of Tax Credit Units Occupied
CA-1989-057	California Park Apts.	45	45	45
CA-1989-059	Oak Terrace II Apts	37	37	36
CA-1989-060	Bixel House	77	77	70
CA-1989-064	Centennial Place	144	144	124
CA-1989-065	Mercy Family Plaza	36	36	36
CA-1989-066	Oroville Hotel	59	59	30
CA-1989-067	Redondo Apartments II	32	32	32
CA-1989-068	Blythe Duplexes	4	4	2
CA-1989-069	Los Alamos Senior Apartments	14	14	13
CA-1989-071	Mariposa Terrace II	36	36	36
CA-1989-072	MacArthur Arms	2	2	*
CA-1989-073	Louise Apts	24	24	24
CA-1989-074	Marengo Street Apts.	24	24	23
CA-1989-075	Terrace Gardens Seniors Apts.	150	150	139
CA-1989-077	Mission Capp Apartments	48	48	48
CA-1989-078	2020-30 Cloverfield Boulevard	32	32	24
CA-1989-079	Rotary Haciendas Senior Housing	81	81	82
CA-1989-080	California Hotel	150	150	131
CA-1989-081	Fresno Emerald Palms	24	24	22
CA-1989-082	Fresno Emerald Palms	33	33	33
CA-1989-083	Autumn Village	40	40	39
CA-1989-087	Dent Avenue Commons	23	23	22
CA-1989-088	Ridgeview Commons	200	200	197
CA-1989-089	Mariposa Terrace Apts.	32	32	30
CA-1989-090	Haven Park Partners IV	12	12	12
CA-1989-091	Haven Park Partners III	15	15	14
CA-1989-092	Cloverdale Garden Apts.	34	34	33
CA-1989-093	Vista de Oro	22	22	22
CA-1989-094	San Jacinto Village Apts.	38	38	37
CA-1989-105	Otero Apartments	7	7	7
CA-1989-108	Ward Villas	120	120	130
CA-1989-109	Gilbert Lindsay Manor	137	137	65
CA-1989-111	Magnolia Villas South	65	65	64
CA-1989-116	Durkee Lofts	17	17	18
CA-1989-118	Baywood Apts.	82	82	76
CA-1989-119	The Woodlands	23	23	23
CA-1989-125	Slim Jenkins Court	32	13	13
CA-1989-126	San Antonio Terrace	23	11	23
CA-1989-127	Rio Dell Terrace Apts.	24	24	21
CA-1989-128	Tipton Terrace Apts.	34	34	31
CA-1989-129	Chowchilla Terrace Apts.	37	37	37
CA-1989-131	Fitch Mountain Terrace II	20	20	20
CA-1989-133	Westminster Park Plaza Apartments	130	130	93
CA-1989-137	Metro Hotel	136	136	131
CA-1989-138	Metro Hotel II	57	57	56

**Table C-1**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Occupied Units**

Number	Development Name	Total Units	Required # of Tax Credit Units	# of Tax Credit Units Occupied
CA-1989-140	Prentice Apartments	45	45	43
CA-1989-141	Gardner Senior Apts.	17	17	16
CA-1989-146	San Pedro Firm Building	42	42	42
CA-1989-147	Neary Lagoon Cooperative	95	95	95
CA-1989-153	Coleridge Park Homes	49	49	48
CA-1989-154	Strathern Park	185	185	168
CA-1989-155	Lorne Park	72	72	72
CA-1989-157	Frank G. Mar Community Housing	119	119	116
CA-1989-158	Moura Senior Housing	38	38	32
CA-1989-159	Vintage Apts	100	100	100
CA-1989-160	Terracina Apartments	120	120	116
CA-1989-162	Divine Inspiration Apts.	28	28	26
CA-1989-163	William Byron Rumford Plaza	43	19	19
CA-1989-167	Ellis Hotel	56	56	55
CA-1989-169	Westport Village	25	25	25
CA-1989-170	Larkspur Creekside	28	28	27
CA-1989-171	Casa Adobe	55	55	53
CA-1989-174	Maidu Village	80	80	78
CA-1989-177	Knights Landing Harbor Apartments	26	24	24
CA-1989-183	Ukiah Terrace	32	32	40
CA-1989-185	Haven Park Partners II	15	15	13
CA-1989-199	Hacienda Villa	120	120	114
CA-1989-200	Hillside Villa Apts.	124	124	36
CA-1989-212	Tehachapi Senior Manor II	44	44	44
CA-1989-223	Pacific Meadows	200	146	146
CA-1989-224	Van Dyck Estates	16	16	16
CA-1989-228	Cambridge Hotel	60	60	56
CA-1989-230	Glenwood Hotel	36	36	22
CA-1989-236	J.E. Wall Victoria Manor	112	112	100
CA-1989-237	Maywood Apts.	40	40	39
CA-1989-243	Grand Plaza	302	302	301
CA-1989-245	Whispering Pines Apts.	16	16	13
CA-1989-248	Leo Mayer Sr.	44	44	44
CA-1989-250	Bartlett Hill Manor	65	65	65
CA-1989-257	Ward Hotel	72	72	70
CA-1989-258	Annex Hotel (Angelus Inn)	31	31	30
CA-1989-259	Regal Hotel	70	70	66
CA-1989-276	Thousand Palms Phase II	1	1	1
CA-1989-279	Tres Palmas Village	55	55	54
CA-1989-287	Grass Valley Apts.	8	8	42
CA-1989-304	Midland Manor Apts.	40	40	37
CA-1989-328	Thousand Palms Phase III Lot 33	1	1	1
CA-1989-329	Thousand Palms Phase 3 Lot 60	1	1	1
CA-1989-330	Shangi La Palms 61	1	1	1
CA-1989-331	Thousand Palms Phase 3 Lot 98	1	1	*

Table C-1  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
 Occupied Units

Number	Development Name	Total Units	Required # of Tax Credit Units	# of Tax Credit Units Occupied
CA-1989-332	Thousand Palms	1	1	*
CA-1989-333	Thousand Palms Phase 3 # 197	1	1	*
CA-1989-334	Thousand Palms III	1	1	1
CA-1989-335	Thousand Palms Phase 3 Lot 242	1	1	1
CA-1989-339	Blythe Duplex #7 (Lovekin)	2	2	*
CA-1989-340	Delta Vista Manor	39	39	39
CA-1989-341	Rimrock Village	138	30	20
CA-1989-343	Creekside Villa	144	30	81
CA-1989-345	Tudor Grove	144	144	137
CA-1989-348	City Heights Apts.	185	37	*
CA-1989-349	Poinsettia Apartments	136	28	29
CA-1990-002	Newport Village Apartments	40	40	38
CA-1990-011	Villa Los Robles	8	8	8
CA-1990-012	Casa Loma Apartments	110	110	107
CA-1990-014	San Pedro Gardens	20	17	18
CA-1990-018	Yucaipa Terrace	51	51	49
CA-1990-019	Coronado Place	40	40	40
CA-1990-020	Meridian Apartments	236	236	231
CA-1990-030	The Willows	20	20	19
CA-1990-031	The Redwoods	23	23	23
CA-1990-032	Wheeler Manor	109	109	107
CA-1990-034	Dunning Apartments	26	24	26
CA-1990-035	Casa Esperanza	10	10	10
CA-1990-036	The Las Americas Hotel	60	60	53
CA-1990-037	Simone Hotel	123	123	112
CA-1990-038	Roberta Stevens Villas	40	40	1
CA-1990-039	Harper Community Apartments	22	22	22
CA-1990-043	Crescent Hotel	55	55	53
CA-1990-044	Broadcast Center	279	56	*
CA-1990-045	St. Mark's Hotel	91	91	87
CA-1990-046	Osage Apartments	21	21	21
CA-1990-049	The Hart Hotel	39	39	38
CA-1990-050	Olympia Hotel	48	48	44
CA-1990-054	Watson Terrace Apartments	12	12	12
CA-1990-057	Cocoran Garden Apartments	38	38	36
CA-1990-058	Valley Ridge Senior Apartments	38	38	36
CA-1990-059	Crescent City Senior Apartments	38	38	37
CA-1990-060	Nevada City Senior Apartments	60	60	60
CA-1990-061	Vintage West Apartments	55	55	55
CA-1990-062	San Jacinto Senior Apartments	46	46	43
CA-1990-066	Hendley Circle Apartments	27	27	27
CA-1990-068	Greenwood-17th Street	7	5	5
CA-1990-076	Foxcreek	36	34	33
CA-1990-078	Villa San Ramon	120	24	23
CA-1990-079	Greenwood/Berkeley	7	5	5

Table C-1  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
 Occupied Units

Number	Development Name	Total Units	Required # of Tax Credit Units	# of Tax Credit Units Occupied
CA-1990-081	Heather Glen	62	62	59
CA-1990-086	Caulfield Lane Apartments	22	22	22
CA-1990-094	Fourth Street Apartments	44	44	41
CA-1990-096	Greenwood/15th Street	9	8	8
CA-1990-097	Garcia Apartments	7	6	6
CA-1990-099	Green Valley Apartments	28	28	27
CA-1990-101	Embarcadero Triangle	177	167	167
CA-1990-102	Las Casas III Apartments	52	52	51
CA-1990-103	Rohlf's Manor	213	213	8
CA-1990-104	Woodhaven Senior Residences	104	102	101
CA-1990-107	Santana Apartments	30	30	30
CA-1990-108	James Lee Court	26	26	24
CA-1990-109	Lake Isabella Senior Apartments	46	46	45
CA-1990-110	Earlimart Senior Apartments	35	35	35
CA-1990-111	San Joaquin Senior Apartments	20	20	20
CA-1990-112	San Joaquin Apartments	38	38	38
CA-1990-113	Westwood Senior Apartments	24	24	24
CA-1990-116	Prospect Villa II Apartments	42	42	42
CA-1990-123	Palmer House	21	21	21
CA-1990-127	Sunflower Norton Apartments	10	10	10
CA-1990-128	Central Avenue Villa	20	20	18
CA-1990-132	Drasnin Manor	26	26	26
CA-1990-136	Kenneth Henry Court	51	51	51
CA-1990-137	Yucca Warren Vista Apartments	50	50	48
CA-1990-138	Blackberry Oaks Apartments	42	42	41
CA-1990-140	Almond Garden Family	30	30	28
CA-1990-142	Rhyolite Apartments	70	70	62
CA-1990-143	Bayless Garden Apartments	46	46	41
CA-1990-144	Oakwood II Apartments	54	54	44
CA-1990-147	Eucalyptus Garden Apartments	80	38	78
CA-1990-148	Phoenix House	156	156	152
CA-1990-149	Harmony Gate	70	70	70
CA-1990-150	Susanne B. Wilson Residence	63	63	63
CA-1990-151	Centertown Apartments	60	60	60
CA-1990-153	Connecticut Street Court	10	10	9
CA-1990-154	Steamboat Point Apartments	108	108	108
CA-1990-156	Padre Palou Apartments	18	18	18
CA-1990-157	Villa Santa Clara	30	30	30
CA-1990-159	Hunt's Grove Apartments	56	56	53
CA-1990-160	The Carquinez	35	35	35
CA-1990-170	Shadowridge Apartments	332	94	91
CA-1990-171	Sierra Meadows	220	44	44
CA-1990-172	Sierra Ridge	180	36	35
CA-1990-173	Portola Meadows	176	36	35
CA-1990-174	Palm Springs View Apartments	120	119	94

**Table C-1**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Occupied Units**

Number	Development Name	Total Units	Required # of Tax Credit Units	# of Tax Credit Units Occupied
CA-1990-175	Mira Vista Village	304	58	62
CA-1990-176	Century Place Apartments	306	62	63
CA-1990-177	Rosewood Park/Willow Glen	36	36	35
CA-1990-178	Tudor Grove	144	144	137
CA-1991-004	Shaheen/Shehab	10	10	8
CA-1991-005	Villa La Posada	42	42	42
CA-1991-006	Shangri La Palms, Phase IV	17	17	13
CA-1991-009	Terracina Apts. Desert Hot Springs	96	96	87
CA-1991-010	Terracina Apartments at San Jacinto	56	56	51
CA-1991-011	Richmond City Center Apartments	63	63	63
CA-1991-014	Stoney Creek Apartments	69	69	67
CA-1991-015	Washington Creek Apartments	32	32	31
CA-1991-020	El Centro	44	44	36
CA-1991-022	The Sanborn Hotel	46	46	44
CA-1991-024	Leonide Apartments	66	66	64
CA-1991-025	Lorin Station Plaza	14	14	14
CA-1991-026	East of Eaton	76	76	72
CA-1991-027	Coyote Run Apartments	140	140	139
CA-1991-028	Del Carlo Court	25	25	25
CA-1991-029	Turk Street Apartments	175	122	174
CA-1991-031	111 Jones Street Apartments	108	108	108
CA-1991-032	La Gema Del Barrio	6	6	6
CA-1991-038	Eleventh Avenue Apartments	22	13	22
CA-1991-046	Tierra Del Vista Apartments	54	54	51
CA-1991-049	Villa Del Rey Apartments	36	36	7
CA-1991-051	Village Park	50	50	49
CA-1991-058	Montgomery Oaks	21	21	21
CA-1991-059	Sultana Acres	36	36	36
CA-1991-060	Casa Gloria	46	46	46
CA-1991-061	Henderson Homes	11	11	11
CA-1991-063	Robinson Villa	12	12	11
CA-1991-064	Greenview Village Apartments	48	48	42
CA-1991-077	Glen Eden	36	36	34
CA-1991-078	Rancho Park	54	54	53
CA-1991-081	Santa Familia	79	79	79
CA-1991-082	Willow Court Phase I	6	6	6
CA-1991-083	Lion Parkside Family Housing	39	39	*
CA-1991-084	Open Doors	64	64	64
CA-1991-085	Sharmon Palms	24	24	36
CA-1991-088	Tower Apartments	50	50	48
CA-1991-090	Stonebridge	80	80	79
CA-1991-102	Daybreak Grove/Sunrise Place	21	21	102
CA-1991-103	Arlington Rodeo Apartments	29	29	29
CA-1991-104	Korean Youth Center Apts	19	19	18
CA-1991-107	Virginia Village	12	12	12



**Table C-1**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Occupied Units**

Number	Development Name	Total Units	Required # of Tax Credit Units	# of Tax Credit Units Occupied
CA-1991-108	La Playa	8	8	8
CA-1991-109	Santa Fe Townhomes	31	31	29
CA-1991-128	Sage Wood Manor	65	65	65
CA-1991-133	Park Village Apartments	28	28	28
CA-1991-134	Raitt Street Apartments	6	6	6
CA-1991-137	San Felipe Homes	20	20	20
CA-1991-139	Terracina Apartments at Elk Grove	124	124	122
CA-1991-150	Jamestown Terrace	56	56	55
CA-1991-169	Dinuba Manor	24	24	24
CA-1991-171	San Pablo Suites	43	43	37
CA-1991-173	Norwood Estates	44	44	42
CA-1991-175	Pinewood Manor Apartments	26	26	24
CA-1991-177	Gridley Springs II	24	24	24
CA-1991-178	Madera Arms	123	123	*
CA-1991-179	Fresno Arms Apartments	120	120	*
CA-1991-180	Bakersfield Arms	88	88	85
CA-1991-185	Willowbrook Apartments	80	16	16
CA-1991-186	Cottonwood Grove	150	30	30
CA-1991-187	Sequoia Knolls	52	20	20
CA-1991-189	Meadow Glen	42	9	32
CA-1991-191	Childs Avenue Apartments	27	27	26
CA-1991-192	Oakdale Senior Center	80	80	80
CA-1991-194	Academy Village	248	50	50
CA-1991-195	Paloma Summit Apartments	200	40	40
CA-1992-001	Crescent Arms	232	232	185
CA-1992-002	Calexico Senior Apts.	38	38	38
CA-1992-003	Mendota Village Apts.	44	44	44
CA-1992-004	Tuolumne City Senior Apts.	30	30	29
CA-1992-005	Rohit Villas	16	7	16
CA-1992-006	Cottage Gardens Apts.	17	17	17
CA-1992-007	Monte Vista Apts.	9	9	10
CA-1992-008	Sunshine Financial Group	5	5	5
CA-1992-010	Kristine Apartments	60	60	60
CA-1992-012	Tegeler Hotel	53	53	52
CA-1992-013	Twin Pines Apts.	39	39	33
CA-1992-017	Cypress Cove	52	52	52
CA-1992-018	Laurel/Norton Inter-generational Community Apts.	41	41	40
CA-1992-019	Produce Hotel	95	95	93
CA-1992-020	Weldon Hotel	58	58	54
CA-1992-021	Senator Hotel	99	99	95
CA-1992-022	Villa Esperanza	33	33	33
CA-1992-023	Marion Hotel	44	44	42
CA-1992-024	Second Street Center	44	44	44
CA-1992-025	Parke Los Robles	12	12	12
CA-1992-026	Hope West Apartments	17	17	16

**Table C-1**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Occupied Units**

<b>Number</b>	<b>Development Name</b>	<b>Total Units</b>	<b>Required # of Tax Credit Units</b>	<b># of Tax Credit Units Occupied</b>
CA-1992-027	The Carlton Apartments	24	24	24
CA-1992-028	Crescent Court	32	32	32
CA-1992-033	Grosman Apartments	13	13	13
CA-1992-034	Gray's Meadow	52	52	51
CA-1992-035	Forest Winds	48	48	46
CA-1992-037	Young Apartments	66	65	65
CA-1992-039	Navy Blue Apartments	14	14	14
CA-1992-040	Ross Gardens Apartments	140	140	136
CA-1992-043	FAME Manor	56	56	56
CA-1992-044	FAME Gardens	81	81	81
CA-1992-048	Sherwood Manor Apartments	34	34	34
CA-1992-050	Jacob's Square	45	45	44
CA-1992-052	Courtland Hotel	97	97	92
CA-1992-054	Regency 50	50	50	49
CA-1992-056	Norbo Hotel	57	57	56
CA-1992-057	San Pablo Hotel	144	144	136
CA-1992-058	Hacienda Townhomes	51	51	52
CA-1992-059	La Brea/Franklin Apartments	40	40	39
CA-1992-060	Nevada Woods	78	78	76
CA-1992-061	Nevada Meadows	36	36	34
CA-1992-064	Glen Berry	49	49	50
CA-1992-070	St. Francis Terrace	48	48	46
CA-1992-071	Hillview Glen Apartments	138	138	136
CA-1992-072	Marina Apts	64	64	60
CA-1992-073	Mercedes Apts	47	47	40
CA-1992-075	Minna Street Apartments	24	24	24
CA-1992-077	Walnut-Pixley	22	22	22
CA-1992-079	Silver Birch Apts.	34	34	33
CA-1992-089	Coachella Community Homes	98	95	99
CA-1992-090	Tlaquepaque	75	75	75
CA-1992-092	Central Avenue Village Square	45	45	3
CA-1992-093	One Wilkins Place	18	18	18
CA-1992-097	Colden Oaks	38	38	38
CA-1992-099	Terracina Oaks at Auburn	56	56	52
CA-1992-100	The Terraces at Capitol Park	60	60	59
CA-1992-101	Le Grand Apartments	35	35	32
CA-1992-103	Canon Kip Community House	104	104	97
CA-1992-107	Witmer City Lights	16	16	15
CA-1992-108	Village Grove Apts.	47	47	47
CA-1992-111	Fell Street Apartments	82	82	82
CA-1992-112	La Pradera	48	48	48
CA-1992-113	Almaden Lake Apartments	144	144	144
CA-1992-119	Wheatland Meadows	92	92	83
CA-1992-127	Beverly City Lights	40	40	37
CA-1992-128	Sequoia View Apts.	42	42	41

**Table C-1**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Occupied Units**

Number	Development Name	Total Units	Required # of Tax Credit Units	# of Tax Credit Units Occupied
CA-1992-132	Mercado Apartments	142	142	141
CA-1992-135	Tuscany Villas	36	36	34
CA-1992-139	Hismen Hin-Nu Terrace	92	92	87
CA-1992-140	Larkin Pine Senior Housing	63	63	62
CA-1992-141	1028 Howard Street Apartments	30	30	30
CA-1992-147	Parker Hotel	32	32	28
CA-1992-149	Norwood Avenue Family Hsg.	28	28	26
CA-1992-150	Curry Senior Apts.	48	48	45
CA-1992-151	Tierra Linda Apartments	18	18	18
CA-1992-152	Pajaro Court	10	10	10
CA-1992-153	Heritage Park Apartments	328	328	313
CA-1992-155	Laureola Oaks	16	16	16
CA-1992-156	Hatfield Homes	48	48	48
CA-1992-157	El Centro Family Housing	8	8	8
CA-1992-161	Vintage Oaks Apartments	241	241	238
CA-1992-163	The Knox SRO	140	140	140
CA-1992-166	Marcus Garvey Commons	22	22	22
CA-1992-169	Esperanza Garden Apts.	10	10	10
CA-1992-172	Rosamel Apartments	9	9	8
CA-1992-175	Chico Commons	72	72	72
CA-1992-176	Step Up On Second Street	36	36	34
CA-1992-178	Parkview Apartments	198	198	151
CA-1992-180	Vallejo Street Senior Apts.	45	45	43
CA-1992-183	Santa Paulan Senior Apts.	150	140	140
CA-1992-186	Las Brisas	30	30	28
CA-1992-188	Windmere	50	50	45
CA-1992-190	Austin Manor Apartments	22	22	21
CA-1992-191	Plaza Hotel	27	27	23
CA-1992-192	Main Street Manor/Almond View	70	70	68
CA-1992-193	Shady Lane Apartments	34	34	31
CA-1992-194	The Shasta Hotel	80	80	70
CA-1992-195	Riverhouse Hotel	75	75	73
CA-1992-198	Plaza del Sol	57	57	59
CA-1992-205	The Meadows Apartments	134	134	134
CA-1992-207	Sherwood Manor	38	38	38
CA-1992-901	Altadena Vistas Apartments	22	22	22
CA-1992-903	The Bayfield Apartments	60	12	*
CA-1992-904	Del Norte Place	135	27	27
CA-1992-905	The Altamont Apartments	230	106	106
CA-1992-906	Villa Anaheim	135	135	135
CA-1992-908	Paloma del Mar	130	130	130
CA-1992-909	San Paulo Apartments	382	153	152
CA-1992-910	Holly Street Village	374	75	75
CA-1992-912	Madera Villa Apts	136	28	27
CA-1993-001	Winters Senior Center Apts	38	38	38

**Table C-1**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Occupied Units**

Number	Development Name	Total Units	Required # of Tax Credit Units	# of Tax Credit Units Occupied
CA-1993-003	California Apts	42	42	42
CA-1993-004	The Oaks Apartments	36	36	35
CA-1993-005	Squaw Valley Apts	33	33	33
CA-1993-008	Baker Park	98	98	98
CA-1993-009	Woodpark Apartments	128	128	127
CA-1993-013	Elaine Null Court	14	14	13
CA-1993-016	Rustic Gardens	18	18	19
CA-1993-019	Soledad Senior Apts	40	40	40
CA-1993-020	Boulder Creek Apts	156	156	152
CA-1993-024	Summit Ridge Apts	304	304	285
CA-1993-026	Somerville I & II	41	41	*
CA-1993-027	La Villa Mariposa	115	115	113
CA-1993-028	La Posada	61	61	40
CA-1993-030	Fumbah Manor	18	18	18
CA-1993-031	Klimpel Manor	59	59	58
CA-1993-032	Klein School Site Senior Housing	107	107	107
CA-1993-033	The Carroll Inn	121	121	*
CA-1993-034	W. Capitol Courtyard (94-802)	50	50	49
CA-1993-035	Temple/Edgeware Apts	124	124	105
CA-1993-036	Hillview Village	50	50	49
CA-1993-037	Solinas Village Apartments	52	52	51
CA-1993-038	Villa Solimar	32	32	32
CA-1993-040	Pinole Grove Senior Housing	70	70	70
CA-1993-043	Orchard Village Apartments	188	188	182
CA-1993-045	Palm Garden Apartments	89	89	89
CA-1993-046	Nueva Vista Apts	31	31	31
CA-1993-047	St. Andrews Bungalow Court	16	16	16
CA-1993-048	Werner Illing House	21	21	21
CA-1993-049	Fairview Village	8	8	8
CA-1993-050	The Boyd Hotel	61	61	57
CA-1993-051	Mary Andrews Clark Residence	152	152	149
CA-1993-053	Colina Vista Apts	35	35	34
CA-1993-054	Morrone Gardens	102	102	101
CA-1993-056	Las Serenas Apts. at Simi Valley	108	108	102
CA-1993-057	Terracina Apts at Vineyard	64	64	59
CA-1993-058	Umoja	30	30	29
CA-1993-059	Casa Carondelet	18	18	18
CA-1993-060	Canaan Gardens	7	7	*
CA-1993-061	Indio Desert Palms	142	142	139
CA-1993-063	Sunset Creek	76	76	76
CA-1993-066	Weedpatch Country Apts	35	35	35
CA-1993-068	Plaza Vermont	79	79	79
CA-1993-071	Brynview Terrace	8	8	8
CA-1993-074	Sunrise Terrace	52	52	47
CA-1993-075	Parlier Garden Apts.	41	41	40

**Table C-1**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Occupied Units**

Number	Development Name	Total Units	Required # of Tax Credit Units	# of Tax Credit Units Occupied
CA-1993-076	Tahoe Pines Apts.	28	28	27
CA-1993-077	Colonial Village Roseville	56	56	56
CA-1993-079	Almond Garden Elderly Apts	34	34	32
CA-1993-081	Colonial Village Auburn	56	56	56
CA-1993-082	Southcove Apts	54	54	54
CA-1993-083	Nueva Sierra Vista Apartments	35	35	31
CA-1993-084	Evergreen Village	52	52	53
CA-1993-089	Sonoma Creekside Homes	43	43	43
CA-1993-090	Riverfield Homes	18	18	18
CA-1993-092	Casa Serena Sr. Apts.	48	48	47
CA-1993-093	Park Stanton Seniors Apts	335	335	319
CA-1993-094	Manilla Terrace	30	27	30
CA-1993-095	Campina Court Apartments	60	60	60
CA-1993-096	Cameron Park Village	80	80	79
CA-1993-100	Casa Rita	103	103	98
CA-1993-101	The Claridge Hotel	202	202	*
CA-1993-104	Delta Plaza Apts.	29	29	29
CA-1993-105	Crossroad Gardens	70	69	69
CA-1993-106	Taylor Terrace	168	168	157
CA-1993-107	Rio Vista Village	86	86	71
CA-1993-108	Baldwin Apartments	40	40	40
CA-1993-109	Cypress Meadows	104	104	103
CA-1993-110	Rugby Plaza	183	183	184
CA-1993-113	Avenida Espana Gardens	83	83	83
CA-1993-117	Crescent Village	134	134	108
CA-1993-118	Plaza Maria	53	52	52
CA-1993-119	Mission Terrace Apartments	76	76	76
CA-1993-120	Bracher Gardens	72	72	71
CA-1993-123	Washington Villa Apartments	21	21	20
CA-1993-124	Villa del Pueblo	81	81	81
CA-1993-125	Pinmore Gardens	51	51	50
CA-1993-126	Vineland Place	18	18	18
CA-1993-127	Florence Avenue Villa	20	20	20
CA-1993-128	815 Ashland	45	45	45
CA-1993-129	Las Palomas Hotel	65	65	59
CA-1993-130	Avalon Courtyard	91	91	91
CA-1993-131	La Mirada Senior Apartments	100	100	97
CA-1993-132	Valley Village Apartments	188	188	188
CA-1993-137	New Hope Senior Village	56	56	54
CA-1993-138	Sea Ranch Apartments	31	31	29
CA-1993-139	Filipino Community Bldg of Stockton	69	68	47
CA-1993-140	Milton Commons	40	40	36
CA-1993-142	C. L. Dellums Apts	72	72	72
CA-1993-143	Paradise Arms	43	43	40
CA-1993-144	P & P Home for the Elderly	106	106	102

Table C-1  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
 Occupied Units

Number	Development Name	Total Units	Required # of Tax Credit Units	# of Tax Credit Units Occupied
CA-1993-145	Martha Bryant Manor	77	77	77
CA-1993-147	Chestnut Place	50	50	50
CA-1993-148	Fillmore Marketplace	120	120	116
CA-1993-149	Alejandro Rivera Senior	52	52	52
CA-1993-150	Sunshine Financial Group II	14	14	14
CA-1993-154	Luisa Apartments	56	56	53
CA-1993-156	La Fenetre Apartments	50	50	47
CA-1993-157	Miranda Villa	109	109	107
CA-1993-159	Catalonia Townhomes	50	50	48
CA-1993-160	Arroyo Vista Apartments	155	155	156
CA-1993-162	Marina Manor	39	39	39
CA-1993-165	Lakewood Terrace Apts	76	76	72
CA-1993-166	Claremont Villas Senior	154	154	146
CA-1993-167	The Inn At Woodbridge	116	116	110
CA-1993-168	Market Heights Apartments	46	46	46
CA-1993-169	Harp Plaza	20	20	18
CA-1993-170	Casa Berendo	20	20	24
CA-1993-172	Downtown Apartments	34	34	34
CA-1993-174	Casa del Rio Senior Housing	82	82	79
CA-1993-176	Annadale Housing Project	222	222	210
CA-1993-177	Beechwood Terrace	25	25	25
CA-1993-178	Sea Gate Village	44	44	39
CA-1993-179	Cambridge Place	24	24	24
CA-1993-181	Lavell Village	49	49	48
CA-1993-901	Marina Pointe Apartments	583	117	121
CA-1993-902	Regency Court	115	115	111
CA-1993-904	Pacific Court Apartments	142	29	*
CA-1994-002	Truckee Pines Apartments	104	104	103
CA-1994-005	Oceanside Gardens Apartments	21	21	21
CA-1994-006	Villa San Miguel	50	50	47
CA-1994-007	Huron Garden Apartments	38	38	37
CA-1994-010	Grey Goose Townhomes	9	9	9
CA-1994-018	Holly Courts	40	40	39
CA-1994-020	Gabreila Apartments	29	29	29
CA-1994-023	Salandini Villa	148	148	144
CA-1994-025	Rincon de los Esteros	246	246	244
CA-1994-026	Coit Apartments	106	106	106
CA-1994-030	Round Walk Village	129	129	125
CA-1994-031	The Gardens	20	20	19
CA-1994-032	Park Place Apartments	49	49	49
CA-1994-035	Golden Oak Manor	50	50	48
CA-1994-036	Hollywood El Centro Apartments	88	88	87
CA-1994-037	Villa Del Norte	88	88	87
CA-1994-040	Villa Loma Apartments	344	344	342
CA-1994-041	Doreatha Mitchell Apartments	30	30	30

Table C-1  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
 Occupied Units

Number	Development Name	Total Units	Required # of Tax Credit Units	# of Tax Credit Units Occupied
CA-1994-042	Edward Hotel	46	46	46
CA-1994-044	Rancheria Village Apartments	14	14	14
CA-1994-047	Courtyard Apartments	108	108	104
CA-1994-048	Casa Heiwa	100	100	98
CA-1994-051	Irvine Inn	192	192	190
CA-1994-052	El Patio Community Housing	73	73	61
CA-1994-053	Campbell Commons	56	56	54
CA-1994-054	Cawelti Court	28	28	28
CA-1994-056	Casa Velasco Apartments	150	150	147
CA-1994-058	Maplewood	100	100	100
CA-1994-059	Pineview	110	110	110
CA-1994-060	Huntington Hacienda Apartments	117	117	105
CA-1994-064	Mountain View	60	60	60
CA-1994-065	Mark Twain Senior Community Center	106	106	84
CA-1994-066	Walker Commons	56	56	56
CA-1994-067	Foothill Vista Apartments	112	112	107
CA-1994-068	Los Angeles City Lights	32	32	31
CA-1994-071	East Fullerton Villas	27	27	27
CA-1994-072	Corona Ranch	74	74	73
CA-1994-073	Eden Palms Apartments	150	150	145
CA-1994-078	Paul Mirabile Center	175	175	47
CA-1994-079	Pensione K	130	130	127
CA-1994-080	Church Lane	22	22	22
CA-1994-081	Casa de Los Robles	6	6	6
CA-1994-082	555 Ellis Street Family Apartments	38	38	35
CA-1994-083	Vista Grande	24	24	24
CA-1994-090	Rose Valley Apartments	36	36	33
CA-1994-091	Middletown Garden Apartments	36	35	35
CA-1994-092	Murphys Senior Apartments	24	24	24
CA-1994-093	Lake Isabella Senior II Apartments	40	39	39
CA-1994-095	Prospect Villa III Apartments	30	29	42
CA-1994-096	Montague Apartments	28	28	27
CA-1994-100	Merrill Road Apartments	15	15	15
CA-1994-103	Terracina Apts. at Cathedral City	80	80	77
CA-1994-106	Alamar Apartments	24	24	24
CA-1994-108	Mayacamas Village Apts	51	51	50
CA-1994-113	Mecca Apartments II	60	60	58
CA-1994-117	Laurel Creek Apartments	24	24	23
CA-1994-121	Terraces Apartments	190	190	190
CA-1994-122	Firebaugh Garden Apartments	40	40	39
CA-1994-123	Chowchilla Garden Apartments	54	54	53
CA-1994-125	Alamar Apartments II	80	80	75
CA-1994-127	Corning Garden Apartments	38	37	38
CA-1994-128	Mariposa Apartments	34	34	34
CA-1994-129	Morgan Court	6	6	*

Table C-1  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
 Occupied Units

Number	Development Name	Total Units	Required # of Tax Credit Units	# of Tax Credit Units Occupied
CA-1994-130	El Patio Community Housing Phase II	40	40	52
CA-1994-131	Midtown Gardens	205	141	141
CA-1994-134	Tyler Park Townhomes III	28	28	28
CA-1994-135	Tyler Park Townhomes	30	30	30
CA-1994-138	Gabilan Hills Townhomes	100	100	*
CA-1994-139	La Casa Grande	1	1	1
CA-1994-140	Tyler Park Townhomes II	30	30	29
CA-1994-141	The Harrison	81	81	77
CA-1994-143	Tabor Courts	25	25	24
CA-1994-144	Gramercy Court	16	16	15
CA-1994-146	Huff Avenue Family Housing	72	72	70
CA-1994-147	Villa Florentina	13	13	13
CA-1994-148	Avenida Terrace Apartments	8	8	8
CA-1994-149	Casa Velasquez	13	13	13
CA-1994-152	Hazeltine Apartments	37	37	35
CA-1994-153	Wyandotte Apartments	87	87	73
CA-1994-157	Poco Way Family Housing	129	129	127
CA-1994-159	205 Jones Street Apartments	51	51	50
CA-1994-160	Columbia Park	50	50	50
CA-1994-161	1101 Howard Street	34	34	34
CA-1994-162	White Oak-Lassen Apartments	80	80	76
CA-1994-165	Auburn Heights	160	160	160
CA-1994-167	The Altamont Hotel	88	88	83
CA-1994-170	Mt. Whitney Plaza	33	28	29
CA-1994-176	Valle de Las Brisas	81	81	80
CA-1994-180	Cedar Road Apts	40	40	36.5
CA-1994-181	La Hacienda Apartments	36	35	35
CA-1994-186	Seasons at la Quinta	91	91	91
CA-1994-190	Danbury Park	140	139	137
CA-1994-192	Creekview Apartments	36	36	35
CA-1994-196	Athens Glen Apartments	51	51	50
CA-1994-197	Morehouse Apartments	41	41	40
CA-1994-198	Alejandro Rivera Senior Citizens Apts	82	82	82
CA-1994-203	Adams-Congress Apartments	46	46	46
CA-1994-205	Park Meadows	140	140	140
CA-1994-207	Knox Glen Apartments	55	55	53
CA-1994-208	Valencia House	46	46	45
CA-1994-209	Ironbark Apartments	20	20	14
CA-1994-210	The Oaks at Joiner Ranch	88	88	83
CA-1994-216	Cambridge Court	140	140	130
CA-1994-220	Tarmigan Terrace	112	112	107
CA-1994-802	W. Capitol Courtyard (93-034)	50	50	49
CA-1994-901	Shasta Villa Apartments	20	20	7
CA-1994-902	Willowbrook Apartments II	96	22	20
CA-1994-903	Lucas Studios Project	218	218	151



Table C-1  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
 Occupied Units

Number	Development Name	Total Units	Required # of Tax Credit Units	# of Tax Credit Units Occupied
CA-1994-905	The Rose Gardens	132	132	132
CA-1994-906	Victoria Woods-San Bernardino	178	178	169
CA-1994-908	Palisades Apts	114	23	*
CA-1995-002	LA Townhomes	10	10	7
CA-1995-006	1500 Orange Place	32	32	31
CA-1995-008	Serrano Apartments	42	42	42
CA-1995-009	20234 Roscoe Blvd.	25	25	25
CA-1995-011	Budlong Avenue Apartments	12	12	12
CA-1995-012	Hotel Woodland	76	76	62
CA-1995-014	Roosevelt Townhomes	22	22	22
CA-1995-020	San Vicente Townhomes	50	50	50
CA-1995-024	Harden Ranch Apartments	100	100	100
CA-1995-031	Jasmine Heights	128	128	128
CA-1995-033	Klamath Gardens	17	17	16
CA-1995-037	Jardines del Valle	18	18	18
CA-1995-038	Mezes Court	82	82	*
CA-1995-039	Hyde Park Place Apartments	30	30	29
CA-1995-040	Gateway Village	48	48	47
CA-1995-041	School House Station	47	47	47
CA-1995-043	Villa Metropolitano	53	53	53
CA-1995-044	Almond Court	36	36	35
CA-1995-045	Alabama Court	42	42	41
CA-1995-047	Good Samaritan Apartments	20	20	20
CA-1995-049	Gower Street Apartments	55	55	51
CA-1995-051	Juan Pifarre Plaza	30	30	30
CA-1995-054	Gloria Way Community Housing	38	38	38
CA-1995-055	Main Street Affordable	36	36	*
CA-1995-056	Pickering Place	43	43	43
CA-1995-057	Euclid Villa	15	15	*
CA-1995-059	Oxnard Villa	40	40	38
CA-1995-060	Parthenia Court	25	25	25
CA-1995-061	Reseda Village	42	42	41
CA-1995-064	Heritage Park	81	81	80
CA-1995-066	Marsh Creek Apartments	126	126	124
CA-1995-069	Hayes Valley Phase I & II	195	195	195
CA-1995-070	Noble Pines Apartments	67	67	68
CA-1995-071	Ashwood Court Apartments	72	72	70
CA-1995-072	Washington Court	30	30	30
CA-1995-073	Sycamore Street Commons	60	60	*
CA-1995-074	Lyric Hotel	58	58	56
CA-1995-075	Plaza-Ramona Apartments	63	63	61
CA-1995-076	Washington Courtyard	90	90	89
CA-1995-077	Parkside Apartments	79	79	78
CA-1995-078	Ohlone Court Apartments	135	135	135
CA-1995-079	Santa Alicia	88	88	83

Table C-1  
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE  
Occupied Units

Number	Development Name	Total Units	Required # of Tax Credit Units	# of Tax Credit Units Occupied
CA-1995-081	Strobridge Court Apartments	96	96	96
CA-1995-082	Figueroa Senior Housing	66	66	66
CA-1995-083	Normandie Senior Housing	75	75	*
CA-1995-086	Yerba Buena Commons	246	246	257
CA-1995-091	Rumrill Place	32	32	31
CA-1995-093	Hamilton Apartments	92	92	*
CA-1995-095	Summerhill Apartments	128	128	123
CA-1995-097	479 Natoma Street	30	30	*
CA-1995-098	2300 Van Ness Ave. Apartments	22	22	22
CA-1995-099	Kennedy Court	32	32	32
CA-1995-101	Sky Parkway Estates	80	80	77
CA-1995-102	Greenway Village	54	54	48
CA-1995-103	Westgate Townhomes	40	40	40
CA-1995-104	Mountain View Townhomes	37	37	36
CA-1995-105	Land Park Woods	75	75	72
CA-1995-106	Midtown Family Homes	90	90	88
CA-1995-108	Hobson Way Family Housing/ Casa San Juan	64	64	64
CA-1995-109	Cecilia Place	16	16	15
CA-1995-111	Bristlecone Apartments	32	32	29
CA-1995-114	Rose Hotel	76	76	76
CA-1995-116	Gilroy Park Apartments	74	74	73
CA-1995-117	Brentwood Park Apartments	80	80	79
CA-1995-119	Placer Village Apartments	122	122	72
CA-1995-123	Canoas Terrace	112	112	112
CA-1995-128	Palos Verde Apartments	32	32	31
CA-1995-131	Terracina Apts. at Laguna Creek	136	136	131
CA-1995-132	Elsinore Hills Apartments	126	126	117
CA-1995-133	Villa Cortina Apartments	116	116	109
CA-1995-135	Terracina at Morgan Hill	76	76	65
CA-1995-141	Quinn Cottages	60	60	60
CA-1995-142	Charleston Place Apartments	82	82	81
CA-1995-143	University Park Apartments	20	20	20
CA-1995-145	Casa Seville	53	53	*
CA-1995-146	Alderwood	80	80	80
CA-1995-157	Villa Robles Apartments	100	100	100
CA-1995-738	Normont Terrace	200	200	200
CA-1995-901	Vista Valle Townhomes	48	48	47
CA-1995-902	Plaza del Sol Sr. Apts.	120	120	120
CA-1995-903	Plaza del Sol Sr. Apts	80	80	76
CA-1995-904	Ramona Sr. Complex	44	44	41
CA-1995-907	Warwick Square Apartments	500	500	493
CA-1995-908	Amanda Park	396	208	204
CA-1995-909	Orangewood Court Apartments	92	92	91
CA-1995-910	Coral Wood Court Apartments	106	106	106

Table C-1  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
 Occupied Units

Number	Development Name	Total Units	Required # of Tax Credit Units	# of Tax Credit Units Occupied
CA-1995-912	The Knolls Apartments	260	260	260
CA-1995-913	San Juan Capistrano Senior Apts.	112	112	112
CA-1995-914	Lakewood Senior Apartments	85	85	85
CA-1995-915	Harmony Court	187	187	184
CA-1995-916	Metro Center Senior Homes	60	60	60
CA-1995-917	Century Village	100	79	100
CA-1996-001	Monterra Village	33	33	33
CA-1996-002	5th and Wilshire Apartments	32	32	32
CA-1996-004	Oak Ridge Apartments	80	80	79
CA-1996-005	San Pedro New Hope Courtyard Apts.	10	10	*
CA-1996-009	Decro Nordhoff	38	38	37
CA-1996-013	The Knolls	62	62	60
CA-1996-016	Willowbrook	10	10	10
CA-1996-018	Elizabeth Court	26	26	26
CA-1996-020	Los Pinos Court	23	23	22
CA-1996-026	Nevada Commons	32	32	32
CA-1996-029	Cambria Apartments	40	39	39
CA-1996-030	Oak Forest Apartments	20	20	20
CA-1996-032	Taft Senior Apartments	60	60	60
CA-1996-037	Apollo Hotel	80	80	69
CA-1996-040	Brentwood Garden Apartments	80	80	79
CA-1996-041	Gilroy Garden Apartments	74	74	74
CA-1996-044	Bodega Hills Apartments	24	24	21
CA-1996-046	Sheraton Town House	142	141	*
CA-1996-047	Figueroa Oaks	31	31	*
CA-1996-048	Pico Gramercy Family Hsg	49	49	49
CA-1996-050	Tremont Street Apartments	21	21	21
CA-1996-051	Shattuck Senior Homes	26	26	27
CA-1996-052	Wilcox Apartments	23	23	23
CA-1996-055	Tolton Court	10	10	*
CA-1996-058	Hemet Vistas Apartments	72	72	72
CA-1996-060	Cottonwood Place	109	109	107
CA-1996-061	Stocker St./54th St./Victoria Manor Apartments	44	44	*
CA-1996-062	South of Romneya	179	179	171
CA-1996-063	Madison Place	56	56	55
CA-1996-064	Alma Place	106	106	106
CA-1996-065	Palmer House	67	67	66
CA-1996-067	Astoria Place Townhomes	18	18	18
CA-1996-068	39 West Apartments	34	34	31
CA-1996-070	Sunshine Terrace	50	50	50
CA-1996-072	Tres Palmas	19	19	19
CA-1996-074	Schoolhouse Lane Apartments	24	24	24
CA-1996-075	Pacific Terrace	28	28	26
CA-1996-076	Canyon Shadows	120	120	111

Table C-1  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
Occupied Units

Number	Development Name	Total Units	Required # of Tax Credit Units	# of Tax Credit Units Occupied
CA-1996-077	Harmony Gardens	14	14	14
CA-1996-078	Vanowen Gardens	15	15	15
CA-1996-079	Coy D Estes Senior Housing	130	111	111
CA-1996-080	Angelina Apartments	81	81	82
CA-1996-082	Plaza Court	103	103	103
CA-1996-083	235 South Berendo Apartments	24	24	21
CA-1996-084	El Segundo Townhomes	25	25	23
CA-1996-092	Regency Apartments	77	77	75
CA-1996-096	Rotary Valley Senior Village	80	80	79
CA-1996-099	Golden Villa Apartments	32	32	31
CA-1996-103	Vallejo Street Senior Apartments	40	40	40
CA-1996-107	Lincoln Hotel	41	41	40
CA-1996-114	Glenview Apartments	90	90	85
CA-1996-116	Morgan Hill Ranch	80	80	79
CA-1996-117	Palm Court	66	66	65
CA-1996-118	Midtown Senior Homes	138	138	135
CA-1996-119	Walnut Village Apartments	46	46	46
CA-1996-120	Garnet Lane Apartments	17	17	17
CA-1996-121	Oak Hills Apartments	80	80	78
CA-1996-122	Halifax Apartments	46	46	43
CA-1996-126	Country Manor	42	42	39
CA-1996-131	Coastside Apartments	80	79	*
CA-1996-133	Harmony Creek Apartments	83	83	83
CA-1996-137	Harmony Park Apartments	58	58	59
CA-1996-138	Harmony Court	95	95	93
CA-1996-142	Las Serenas Senior Apartments at Oceanside	136	136	132
CA-1996-144	Western Heights	40	40	38
CA-1996-145	Harbor Village	0	199	123
CA-1996-145	Normont Terrace Phase I	200	200	198
CA-1996-148	Vintage Glen Senior Apartments	124	124	*
CA-1996-156	Cochran City Lights	25	25	25
CA-1996-160	Garland City Lights	72	72	71
CA-1996-161	Westlake City Lights	32	32	31
CA-1996-171	Lodi Hotel	75	75	66
CA-1996-175	Palm Village	30	30	27
CA-1996-180	Casanova Gardens	27	27	27
CA-1996-181	Sunshine Financial Group II - Dakota	4	4	4
CA-1996-184	Blessed Rock of El Monte	137	137	135
CA-1996-190	California Hotel	39	39	37
CA-1996-192	Normandie Village	16	16	15
CA-1996-198	Paseo de los Poetas	21	21	21
CA-1996-199	Rossmore Hotel	60	60	56
CA-1996-203	Palm View Apartments	40	40	37
CA-1996-206	Casa Hernandez Apartments	80	79	*

**Table C-1**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Occupied Units**

Number	Development Name	Total Units	Required # of Tax Credit Units	# of Tax Credit Units Occupied
CA-1996-211	Positano Apartments	117	117	117
CA-1996-217	De Anza Hotel	94	94	93
CA-1996-237	Grant Village Townhomes	40	40	38
CA-1996-245	Linda Vista Residences	48	48	47
CA-1996-246	The Surf	56	56	54
CA-1996-247	Cordova Meadows Apartments	184	184	184
CA-1996-248	St. Mathew Hotel	57	57	56
CA-1996-251	West "A" Homes	43	43	44
CA-1996-261	Emerald Hill	46	46	*
CA-1996-262	Stoll House Apartments	11	11	10
CA-1996-264	Olive Wood Apartments	68	68	61
CA-1996-267	Auburn Square Apartments	78	78	76
CA-1996-269	Quail Place Apartments	58	58	49
CA-1996-905	Brandon Place Sr. Apts	197	197	195
CA-1996-906	Sienna Square	637	128	*
CA-1996-907	Seasons at Ontario Gateway Plaza	80	78	80
CA-1996-908	Piedmont Apartments	250	250	249
CA-1996-909	Media Village Senior Housing Project	147	146	*
CA-1996-911	The Edgewood Apartments	168	68	71
CA-1996-912	Bridgecourt	220	89	90
CA-1996-914	Park Vista Apartments	60	60	60
CA-1996-915	Kittridge Park Villa	39	39	39
CA-1996-916	Coventry Park	169	34	*
CA-1996-917	Bermuda Gardens	80	80	*
CA-1996-918	Hampton Square Apartments	350	212	232
CA-1996-919	Kalmia Courtyards	28	28	27
CA-1996-920	Stonegate Apartments	118	118	117
CA-1996-921	Villa Savannah Apartments	138	138	135
CA-1996-922	Sutter Terrace	100	100	*
CA-1996-925	The Winery Apartments	248	248	213
CA-1996-926	City Gardens Apartments	274	274	274
CA-1997-011	Village Oak Apartments	115	115	113
CA-1997-013	Casa Del Sol	80	80	75
CA-1997-017	Hotel Grand Southern	71	71	71
CA-1997-027	Westside Village	80	80	77
CA-1997-034	Fedora Apartments	23	23	*
CA-1997-039	Casa Nettleton Apartments	28	28	26
CA-1997-040	Oroysom Village	60	59	*
CA-1997-045	Hacienda Sr Villas	151	151	152
CA-1997-047	Columbia Village	80	80	76
CA-1997-048	Figueroa Court Apartments	40	40	35
CA-1997-058	Casas San Miquel de Allende	37	37	38
CA-1997-059	Sycamore Park Apartments	59	58	*
CA-1997-064	Vista Nueva	30	29	*
CA-1997-073	Sequoia Street Apartments	11	11	12

**Table C-1**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Occupied Units**

Number	Development Name	Total Units	Required # of Tax Credit Units	# of Tax Credit Units Occupied
CA-1997-078	Auberry Park*	110	109	*
CA-1997-082	Diamond Terrace Apartments	61	61	61
CA-1997-086	Windsor Park Apartments	79	79	80
CA-1997-090	Pittsburg Park Apartments	75	75	76
CA-1997-092	Fairfield Park Apartments	59	59	60
CA-1997-108	Emerald Gardens	16	15	*
CA-1997-109	Rampart Apartments	68	68	63
CA-1997-121	Park View Terrace	91	91	89
CA-1997-134	Vintage Park Sr Apartments	120	120	115
CA-1997-145	Valley Vista Apartments	60	60	59
CA-1997-154	Orozco Villas	32	32	*
CA-1997-158	Paz Villas	13	13	*
CA-1997-176	River Garden Estates	124	124	121
CA-1997-186	The Salvation Army Westwood Transitional Village	40	40	*
CA-1997-194	Juniper Street Apartments	14	14	*
CA-1997-213	Imperial Gardens	49	49	49
CA-1997-221	Vista Verde Apartments	40	39	*
CA-1997-237	West 28th Street Apartments	16	15	*
CA-1997-246	Vintage Creek Sr. Apartments	105	105	103
CA-1997-507	Northpoint Village Apartments	70	69	*
CA-1997-513	Gatewood Commons	120	118	117
CA-1997-514	Clara Court	35	35	35
CA-1997-524	Montclair Apartments	79	79	76
CA-1997-551	Santa Fe Apartments	88	88	*
CA-1997-555	Oak Grove Apartments	81	80	*
CA-1997-565	Vintage Terrace Sr.	200	200	195
CA-1997-593	Villa Hermosa Sr	99	99	99
CA-1997-603	Cottonwood Park Apartments	77	77	77
CA-1997-604	Shingle Terrace Apartments	71	71	71
CA-1997-613	Trolley Terrace	18	18	18
CA-1997-901	Westberry Square Apartments	99	99	98
CA-1997-905	CCBA Senior Garden	45	45	*
CA-1997-907	4573 Willis Apartments	23	5	7
CA-1997-908	14955 Dickens Apartments	18	4	4
CA-1997-909	4701 Natick Apartments	121	25	24
CA-1997-912	4334-4346 Matilija Apartments	54	11	11
CA-1997-913	The Promenade-I	68	52	51
CA-1997-914	The Promenade-II	78	14	16
CA-1997-915	Pacific Point Apartments	213	213	205
CA-1997-916	Ashwood Village Apartments	119	119	115
CA-1997-918	Main Street Plaza	110	109	*
CA-1997-919	Cochrane Village Apartments	16	16	16
CA-1997-920	Villa Pacifica	158	158	157
CA-1997-921	Renwick Square	148	148	150

Table C-1  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
 Occupied Units

Number	Development Name	Total Units	Required # of Tax Credit Units	# of Tax Credit Units Occupied
CA-1997-922	Oak Creek II Apartments	119	119	118
CA-1997-923	Montevista Apartments	306	153	*
CA-1997-924	Malabar Apartments	125	125	125
CA-1997-925	Village Place Apartments	46	46	175
CA-1997-928	Plaza Mendoza Apartments	131	131	120
CA-1997-929	Cordova Village	39	39	40
CA-1997-930	Park Villas Apartments	268	268	265
CA-1997-931	The Village at Riviera Hills	258	258	*
CA-1997-932	Heritage Park Apartments	195	195	193
CA-1997-933	Parc Ridge Apartments	158	64	*
CA-1997-934	Lark Ellen Village	121	121	121
CA-1997-937	Vintage Court Senior Apartments	125	124	*
CA-1997-938	Regency Court Sr.	119	119	120
CA-1997-939	Schoolhouse Court	13	13	*
CA-1997-940	Pecan Court	25	24	*
CA-1997-941	Sierra Meadows Apartments	99	99	99
CA-1997-942	Parkside Glen Apartments	180	180	178
CA-1997-943	Sun Garden Plaza	147	147	150
CA-1997-944	Continental Gardens Apartments	298	298	294
CA-1997-947	The Village at Lakeside	136	135	*
CA-1997-949	Pinewood Apartments	55	55	51
CA-1997-952	Shorebreeze Apartments	119	119	120
CA-1997-953	Sonoma Court Apartments	61	56	59
CA-1997-954	Mariposa Apartments	65	65	66
CA-1997-955	Heritage Park Sr. Apartments	118	118	107
CA-1997-956	Northstar Apartments	36	36	36
CA-1997-957	Woodsong Village Apartments	111	111	107
CA-1997-958	Palm West Village	58	58	56
CA-1997-959	Renaissance Park	125	125	124
CA-1997-960	Pebble Cove Apartments	109	109	109
CA-1997-963	Panas Place Apartments	66	66	63
CA-1997-964	The New Yorker Apartments	34	8	*
CA-1997-965	Storke Ranch Family Apartments	36	36	*
CA-1997-966	Balboa Place Apartments	151	31	31
CA-1997-967	Vista Del Monte Apartments	24	5	6
CA-1997-968	4553 Willis Apartments	21	9	5
CA-1997-970	Plaza Club Apartments	208	42	42
CA-1997-971	Barnsdall Court Apartments	38	37	*
CA-1997-972	Victoria Woods Yorba Linda	124	124	124
CA-1997-974	Little Italy Family Housing	37	15	21
CA-1997-975	Sophia Ridge Apartments	112	45	45
CA-1997-976	Woodbridge Park Apartments	77	31	31
CA-1998-001	Kennedy Estates	100	98	*
CA-1998-002	Mayur Town Homes	20	20	21
CA-1998-005	Brookside Senior Apartments	48	41	*

**Table C-1**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Occupied Units**

<b>Number</b>	<b>Development Name</b>	<b>Total Units</b>	<b>Required # of Tax Credit Units</b>	<b># of Tax Credit Units Occupied</b>
CA-1998-006	Truckee-Donner Senior Citizen Community	60	59	*
CA-1998-007	Portola Senior Citizen Community	50	45	*
CA-1998-008	Lincoln Senior Citizens Apartments	70	69	*
CA-1998-009	Sierra Valley Senior Citizen Community	50	48	*
CA-1998-033	Idaho Apartments	28	28	*
CA-1998-042	Casa Madrid	28	28	28
CA-1998-060	Villa Hermosa	39	39	39
CA-1998-061	Park Land Senior Apartments	23	22	*
CA-1998-090	The Don	56	56	*
CA-1998-120	Roosevelt Street Townhomes II	22	21	*
CA-1998-174	Vintage Grove Senior Apartments	110	109	*
CA-1998-222	The Sheridan Apartments	56	56	56
CA-1998-507	Greenridge	34	33	*
CA-1998-524	Caliente Creek	45	45	45
CA-1998-594	Blythe Street Apartments	31	31	*
CA-1998-802	Bridgeport Properties I	177	175	*
CA-1998-803	Bridgeport Properties II	244	242	*
CA-1998-807	Hidden Creek Apartments	130	128	*
CA-1998-812	Camden Place Apartments	35	35	35
CA-1998-820	Hookston Sr Homes	99	99	*
CA-1998-825	Almaden Lake Village	250	50	49
CA-1998-826	Sherman Oaks Gardens & Villas	76	32	31
CA-1998-901	Somerset Glen Apartments	160	160	157
CA-1998-902	16th Street Apartments	17	17	*
CA-1998-903	Park Glenn Apartments	150	150	147
CA-1998-904	Santa Paula Village Apartments	55	55	54
CA-1998-906	Lange Drive Family	74	74	74
CA-1998-907	The Village at 9th Apartments	240	239	*
CA-1998-908	The Village at Shaw Apartments	204	203	*
CA-1998-910	The Lakes	38	8	*
CA-1998-911	Sorrento Villas	148	148	146
CA-1998-913	Jeffrey Court Seniors	185	185	155
CA-1998-914	Kohler Gardens Apartments	96	96	96
CA-1998-915	Larchmont Gardens Apartments	116	116	116
CA-1998-916	Sundale Arms	130	130	132
CA-1998-917	Blossom River Apartments	143	143	138
CA-1998-918	West Capital Courtyard II	74	74	74
CA-1998-920	Cudahy Gardens	99	99	97
CA-1998-921	Bella Vista Apartments	148	148	148
CA-1998-922	Riverside Gardens	188	188	175
CA-1998-924	The Alhambra Apartments	160	68	68
CA-1998-925	East Bluff Apartments	142	142	144
CA-1998-929	Seasons at Chino	102	102	98



**Table C-1**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Occupied Units**

Number	Development Name	Total Units	Required # of Tax Credit Units	# of Tax Credit Units Occupied
CA-1998-930	Sunset Manor Apartments	148	146	*
CA-1998-931	The Promenade	124	124	*
CA-1998-932	Casa La Palma Apartments	269	269	271
CA-1998-933	Del Nido Apartments	205	205	203
CA-1998-934	Rio Vista Apartments	158	158	159
CA-1998-936	Villa Serena Apartments	136	136	*
CA-1998-938	Palms Apartments	332	332	316
CA-1998-941	Fox Creek Apartments	126	126	118
CA-1998-942	Greenback Manor Apartments	156	156	152
CA-1998-943	Westchester Park	149	149	149
CA-1998-944	Sienna Vista (Shady Tree)	296	295	293
CA-1998-946	Phoenix Apartments	184	184	*
CA-1998-948	Cedarbrook	70	70	69
CA-1998-949	Orangevale Apartments	64	64	63
CA-1998-954	Windmere II	58	57	*
CA-1998-955	Eureka Senior Housing	22	22	*
CA-1998-956	Mountain View Estates	145	97	*
CA-1998-957	Latham Park	74	74	74
CA-1998-959	Carrington Pointe	0	79	*
CA-1998-960	Whispering Woods	406	402	*
CA-1998-961	Bedford Square	130	128	*
CA-1998-962	Palm Garden Apartments	223	223	221
CA-1998-964	Liberty Village	100	98	*
CA-1998-973	Cedar Tree Apartments	143	143	133
CA-1998-974	Central Park Apartments	148	148	149
CA-1998-975	Woodcreek Terrace Sr.	104	104	90
CA-1998-976	West Oaks Apartments	53	52	*
CA-1998-989	President John Adams Manor	300	285	*
CA-1998-994	Larchmont Arms Apartments	64	64	64
CA-1998-995	Friendship Estates Apartments	76	76	76
CA-1998-996	Orangewood Court Apartments	91	91	91
CA-1998-997	Clovis Senior Apartments	101	101	99
CA-1999-009	East Canon Perdido	7	7	7
CA-1999-094	Tolton Court	10	10	*
CA-1999-144	Emerald Hill	46	45	*
CA-1999-167	Tara Hills Garden Apartments	60	59	*
CA-1999-242	Fullerton Residential Hotel	134	134	130
CA-1999-806	Palo Alto Gardens	156	155	*
CA-1999-817	Lancaster Manor Apartments	248	245	*
CA-1999-820	Van Nuys Pierce Park Apartments	430	426	*
CA-1999-825	Laurel Village Apartments	41	33	*
CA-1999-838	Sutter Terrace	99	99	100
CA-1999-840	Southwest Summit Rose - Rosewood	91	89	*
CA-1999-841	The Willows Apartments	47	46	*
CA-1999-845	Watercrest Apartments	206	205	175

**Table C-1**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Occupied Units**

<b>Number</b>	<b>Development Name</b>	<b>Total Units</b>	<b>Required # of Tax Credit Units</b>	<b># of Tax Credit Units Occupied</b>
CA-1999-846	Thorn Bridge	286	285	217
CA-1999-849	Springdale West Apartments	410	406	*
CA-1999-851	Las Colinas	148	147	146
CA-1999-886	Papago Court/Apple Valley Apts.	48	47	*
CA-1999-898	Lake Park Apartments	104	103	*
CA-1999-908	Concord-Huntington Park Apartments	162	160	*
CA-1999-916	Arbor Terrace	86	85	85
CA-1999-917	The Verandas	92	91	90
CA-1999-924	Vintage Court Sr Apartments	125	125	124
CA-1999-925	Park Sierra at Iron Horse Trail	283	57	*
CA-1999-926	Los Altos Apartments	67	27	*
CA-1999-929	Springwood	387	387	330
CA-1999-932	Bayview Courtyard	29	29	29
CA-1999-933	West Oaks Apartments	52	52	52
CA-1999-938	Mercy Village	80	80	80
CA-2000-801	CCBA Senior Garden	44	44	*
CA-2000-806	Brookhollow Apartments	188	85	*
CA-2000-807	Mission Village Terrace	83	83	82
CA-2000-820	Quail Run	200	199	*
CA-2000-828	Rancho Carrillo Apartments	116	76	*
CA-2000-856	Tahoe Valley Townhomes	70	68	*
CA-2000-858	Main Street Plaza	110	109	*
CA-2000-868	Stuart Drive Apts. & Rose Garden Apts.	239	239	*

**APPENDIX D**

**PROGRAM DESCRIPTION**

## **A DESCRIPTION OF CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE PROGRAMS**

The California Tax Credit Allocation Committee ("Committee" or "TCAC") administers two low-income housing tax credit programs -- a federal program and a state program. Both programs were authorized to encourage private investment in rental housing for low -and lower-income families and individuals.

### **The Committee**

The Committee has seven members, three voting members and four advisors. The voting members include the State Treasurer, who serves as chairman, the State Controller, and the Governor. At the Governor's discretion, either the Governor or the Director of the Department of Finance may serve on the Committee.

The non-voting advisors are the Executive Director of the California Housing Finance Agency, the Director of the Department of Housing and Community Development, and two representatives from local government. One local representative must be associated with a city and is appointed by the Speaker of the Assembly. The other member is a county representative appointed by the Senate Rules Committee.

### **The Federal Program**

Congress authorized the federal program ("Credit program") in 1986. It replaced traditional housing tax incentives, such as accelerated depreciation, with a tax credit that enables low-income housing sponsors and developers to raise project equity through the sale of tax benefits to investors.

The Credit program is contained in the federal tax code and is administered by the Internal Revenue Service, which is part of the U.S. Treasury Department. Internal Revenue Code Section 42 specifies that, in each state, the state legislature designates the "housing credit agency" to administer the Credit program. In California, responsibility for administering the program was assigned to the California Tax Credit Allocation Committee, first by a February 1987 gubernatorial proclamation, and later by enactment of SB 113, Chapter 658, Statutes of 1987.

The federal tax credit was granted permanent status with passage of the Omnibus Budget Reconciliation Act of 1993. Prior to receiving permanent program status, Congress authorized the Credit program on an annual basis.

## **The State Program**

Recognizing the high cost of developing housing in California, the legislature authorized a state low income housing tax credit program to augment the federal tax credit program. Authorized by Chapter 1138, Statutes of 1987, the state credit is only available to a project which has previously received, or is concurrently receiving, an allocation of federal credits. The state program does not stand alone, but instead, supplements the federal tax credit program.

### **Annual Federal Credits Available**

Each state is allowed an annual housing credit ceiling of \$1.25 per capita, and may qualify for a prorata share of credits available annually in a national pool comprised of states' unused credits. Also, any credits returned to a state from a credit recipient can be allocated to new projects. From the total ceiling amount available to California, the Committee allocates credit amounts based upon assessments of eligible project costs, as defined by IRC Section 42. The housing sponsor uses or sells ten times the allocation amount, since investors can take the annual credit each year for a ten-year period. Although the credit is taken over a ten-year period, the Internal Revenue Code requires that the project remain in compliance for at least 15 years.

### **Annual State Credits Available**

The annual state credit ceiling was increased in 1998 from \$35,000,000 to \$50,000,000 annually (in addition to any unused or returned credits from previous years).

Investors take the state credit over a four-year period in contrast to the ten-year federal allocation period. The full four-year state credit allocated to a project is deducted from the ceiling, while only the annual federal credit allocated to a project is deducted from the federal ceiling.

### **Eligible Projects**

Only rental housing projects are eligible for tax credits in both the federal and state programs. Credits can be allocated to new construction projects or projects undergoing rehabilitation. Credits must be allocated on a competitive basis so that those meeting the highest housing priorities, as determined by the Committee, have first access to credits. Those utilizing tax credits must own the project for which the credits are awarded. Tax credits are allocated based on the cost basis of the project, including hard and soft development costs associated with building the project. Land costs cannot be included in determining the amount of credits needed.

### **Rent and Income Restrictions**

The Credit program has both rent and income restrictions. Since 1989, rents on tax credit units cannot exceed 30% of an imputed income based on 1.5 persons per bedroom (i.e., in a two-bedroom unit, the income of a three-person household is used to calculate rent, regardless of the actual family size of the household). For projects allocated credits from ceilings before 1990, rents must be at or below 30% of the qualifying income of the household occupying a unit.

Initial incomes of households in tax credit units cannot exceed either 60% or 50% of the area median income, adjusted for household size. When a project developer or sponsor applies for tax credits, he or she irrevocably elects one of the following minimum federal set-aside requirements:

- a minimum of 40% of the units must be both rent-restricted and occupied by households whose incomes are 60% or less of the area median gross income, adjusted for family size, or
- 20% of the units must be both rent-restricted and occupied by households whose incomes are 50% or less of the area median gross income, adjusted for family size.

Despite this minimum set-aside election, project sponsors typically designate all of the units in a project for occupancy by low-income households, since credits are allocated only for restricted units. For instance, if a developer builds a project in which half of the units are market-rate and half are affordable, only half of the eligible project costs would be considered when determining how much credit may be allocated. Additionally, as described later, sponsors generally target a certain number of units to tenants with incomes below 60% or 50% of median to compete successfully.

### **Long Term Affordability**

Under federal law, credit projects must remain affordable for at least 15 years; however, California law requires a minimum of 30 years compliance. Furthermore, all projects competing in targeted housing type categories must meet a threshold requirement of maintaining affordability for 55 years. Land use agreements are recorded against each credit project to ensure compliance.

### **Determination of Credit Need**

As required by federal law, the Committee must perform feasibility analyses on every project to ensure that allocations do not exceed the amount required for project feasibility. While a project's qualified basis determines a maximum credit allocation, only the amount needed to fill the financing shortfall can actually be allocated. The Committee must consider the sources and uses of funds and the total financing planned for the development, including the projected proceeds to be generated by the sale of tax credits. The Committee must also determine the reasonableness of estimated development, operational and intermediary costs. For each project, the amount of credits needed must be determined at least three times, at application, allocation, and placed-in-service.

### **How Credit Amounts Are Calculated**

As required by federal law, the maximum credit amount that may be allocated to a project is based on the project's qualified basis. First, total project cost is calculated. Secondly, eligible basis is determined by subtracting non-depreciable costs, such as land, permanent financing costs, rent reserves and marketing costs. The project developer may also voluntarily reduce the requested eligible basis in order to gain a competitive advantage. If the development is located in a HUD designated high cost area (HCA), the eligible basis receives a 130% HCA adjustment. Finally, to determine the qualified basis, the eligible basis is multiplied by the applicable fraction, which is the smaller of, (1) the percentage of low income units to total units, or, (2) the percentage of square footage of the low income units to the square footage of the total units, to arrive at the qualified basis.

The qualified basis is multiplied by the federal tax credit rate, published monthly by the IRS, to determine the maximum allowable tax credit allocation. For projects that are new construction or rehabilitation, which are not financed with a federal subsidy, the rate is approximately 9%. For projects involving a federal subsidy (including projects financed more than 50% with tax exempt bonds), the rate is approximately 4%. Due to the fluctuating federal tax credit rate published monthly by the IRS, TCAC uses an 8.65 and 3.71% rate to determine a project's initial tax credit reservation. A project's final (placed-in-service) tax credit allocation is based on actual project sources and uses of funds, the financing shortfall and the actual applicable federal rate. The rate applicable to a project is the rate published for the month each building is placed in service or in an earlier month elected by the sponsor. The allocation cannot exceed the initial reservation amount and may be reduced if an analysis determines that the maximum allowable amount would generate excess equity proceeds to the project.

### **Raising Syndication Proceeds**

Most credits are sold to corporate or individual investors through public or private syndication. Investors benefit from the tax credit by purchasing an ownership interest in one or more tax credit housing projects. In turn, investors take a dollar-for-dollar credit against their tax liability over a ten-year period. Partnership equity contributed to the project in exchange for the credit typically finances 30-60% of the capital costs of project construction.

The net amount of equity proceeds contributed to a project is based on investor contributions (the present value of the ten-year credit) less syndicator overhead and fees and other syndication-related costs. The Committee uses the net tax credit factor (net proceeds divided by the total 10-year tax credit allocation) to determine the reasonableness of the pay-in and the credit amount needed. This net tax credit factor typically ranges from \$0.70 to \$0.75 per dollar of tax credit.

### **Differences Between the State and Federal Programs**

California's tax credit program was structured to mirror the federal program with certain exceptions. In addition to the state credit only being available to projects which also receive a federal credit, other major differences include:

- TCAC gives priority for state credit allocations to projects not located in a designated high cost area and those using HOME funds to finance eligible costs.
- The applicable percentage to be applied to the qualified basis for determining the amount of state credits is 30% for projects which are not federally subsidized, and 13% for projects which are federally subsidized, in contrast to 9% and 4% for the federal credit.
- State credits are not available for acquisition costs, except for projects that qualify as "at-risk" of being converted to market rate.
- The state program has a rate of return limitation. Any surplus revenues generated above the limitation must be used to reduce rents.

## **State Credits in Designated High Cost Areas**

The authorizing legislation that created the state tax credit prohibited credit allocations to projects located in federally-designated high cost areas (HCAs). The prohibition was included to recognize that additional federal credits, in amounts derived by increasing eligible basis by 130%, are awarded to projects in HCAs, and thereby reduce the need for state credits. Once the HCAs were identified, it was noted that a significant portion of the state was deemed an HCA. In response, the legislature enacted Chapter 1485, Statutes of 1990 (AB 374), allowing state credit allocations in HCAs, but only if the federal credit is not increased above 100% of eligible basis. The state credit and the federal credit may be used together up to an amount that does not exceed the amount of federal credit that would be available after increasing eligible basis to 130%.

## **The Qualified Allocation Plan (QAP)**

Section 42 of the Internal Revenue Code governs the use of the federal tax credit. In 1989, the Internal Revenue Code was revised to require that allocating agencies design and implement a Qualified Allocation Plan ("QAP") that establishes priorities in allocating the credit based on state and local needs. Section 42 requires allocating agencies to hold public hearings to consider public input on the QAP.

Federal law defines a QAP as a document which:

1. sets forth selection criteria to be used to determine housing priorities of the housing credit agency which are appropriate to local conditions;
2. gives preference in allocating housing credit dollar amounts among selected projects to -
  - (a) projects serving the lowest income tenants, and
  - (b) projects obligated to serve qualified tenants for the longest period; and,
3. provides a procedure that the agency will follow in monitoring projects for noncompliance according to the provisions of IRC Section 42 and in notifying the IRS of such noncompliance.

Section 42 also requires that the QAP include the following selection criteria:

- project location
- housing needs characteristics
- project characteristics
- sponsor characteristics
- participation of local tax-exempt organizations
- tenant populations with special housing needs
- public housing waiting lists

Title 4, Chapter 17 of the California Code of Regulations ("Regulations") also sets forth the policies and procedures governing the Committee's management of the Credit Program. In 1996, the Committee revised the Regulations to include the QAP by reference.



## **Threshold Criteria**

State law and the Committee's Regulations require that projects meet certain readiness criteria at the time an application is filed. If these are not met, an application is rejected. These criteria effectively dissuade applicants from applying too soon before they are ready to build their project. Federal law imposes unforgiving deadlines both for allocating agencies and project sponsors to meet. Failure to meet these deadlines jeopardizes the Committee's ability to allocate all credits and could cause sponsors to lose credits.

Threshold criteria require that the applicant show the following:

- (a) the type of housing proposed is needed and affordable to the targeted population within the community in which it is to be located;
- (c) enforceable financing commitments of at least 50% of the total estimated financing need;
- (d) control of the site;
- (e) compliance with all applicable local land use and zoning ordinances;
- (f) development team experience and financial capacity to ensure project completion and operation for the extended use period;
- (g) financial viability throughout the compliance period of the project;
- (h) minimum construction standards;
- (i) all deferred-payment financing, grants, and subsidies be "committed" at application; and
- (j) with the exception of tax-exempt bond projects, project size is limited to no more than 200 units for non-rural set-aside applications, and 80 units for rural set-aside applications.

In addition, targeted projects must meet additional threshold requirements as applicable to the targeted population. These additional threshold requirements can be found in the Regulations.

## **Application Cycles and TCAC Review Process**

State law requires the Committee to hold two or more application cycles each year, unless circumstances warrant a reduction in the number of cycles. The first cycle is generally held in the first few months of the year, with a second cycle following in the late spring.

## **Application Process**

TCAC has prepared an application package that is intended to assist applicants to present clearly the characteristics of their project. Staff reviews the application to determine the reasonableness of project costs, the maximum allowable tax credit allocation, and the amount of credit needed for financial feasibility.

The application review process generally takes about seventy-five days to complete.

## **Stages of Tax Credit Reservation**

Federal law has stringent requirements for making allocations and placing projects in service. A slip in timing could cause the state to lose credits and not be able to access unused credits from other states. It is for this reason that the Committee has established progress requirements that ensure California is in compliance with federal law.

- (1) **Preliminary Reservation** - Generally, when applications are submitted to TCAC, projects are not yet ready to begin construction and the applicant seeks a Preliminary Reservation. An applicant has 270 days from the date of reservation to meet all milestones for a Final Reservation and to commence construction.
- (2) **Final Reservation** - Project sponsors receive a Final Reservation when all conditions of the Preliminary Reservation have been met. The construction loan must be funded, permanent financing and any other financing required to complete the project must be committed, and a partnership agreement must be executed. A second feasibility analysis is completed. This reservation is in effect during the project's construction period.
- (3) **Carryover Allocation** - An applicant may obtain a Carryover Allocation prior to or after a Final Reservation, depending upon the time constraints imposed by federal law. Currently, federal law requires that a Carryover Allocation be obtained if a project will not be placed-in-service in the same year the project receives a reservation. To qualify for a Carryover Allocation, an applicant must incur more than 10% of the project's anticipated basis upon completion by December 31st of the year of the Carryover Allocation. TCAC generally imposes an earlier deadline and requires applicants to purchase the land or execute a land lease. A financial feasibility analysis will also be performed before the allocation is made. Once a Carryover Allocation is made, federal law allows project owners 24 months from the year a Carryover Allocation is made to place the project in service.
- (4) **Issuance of Tax Forms** - This is accomplished when conditions of the Final Reservation have been met and the project is placed in service. TCAC issues IRS Form 8609 (and the state Form FTB 3521A, if applicable) after performing a final feasibility and cost reasonableness analysis to determine the requisite amount of tax credits needed. The final analysis is based on an audited cost certification prepared by the owner's accountant. One tax form will be issued for each residential building in a project.

Before the tax forms are issued, the applicant must enter into a regulatory agreement with TCAC. This agreement is recorded against the land and holds the project owner to the specifications and characteristics of the project on which the tax credit reservation was awarded (rent and income restrictions, selection criteria, preference points and other requirements).

## **Compliance Monitoring**

The Committee administers a compliance monitoring program involving all projects with an allocation of federal or state credits. Projects are monitored according to the requirements of Section 42, IRS regulations, and the terms of the regulatory agreement entered into between the owner and the Committee.

## **Farmworker Housing Assistance Program**

Recognizing the urgent housing need for agricultural workers, the legislature enacted the Farmworker Housing Assistance Program ("FHAP"). The program is authorized by Health and Safety Code Section 50199.51, Revenue and Taxation Code Sections 17053.14, 23608.2 and 23608.3. TCAC is currently authorized to allocated tax credit under the FHAP in the amount of \$500,000 annually.

The FHAP provides owners who rehabilitate existing, or construct new, farmworker housing may receive a credit against their state income tax in an amount equaling 50% of the costs of rehabilitation or construction. The program also provides a credit to Lenders providing below market-interest rate loans to finance the construction or rehabilitation of farmworker housing. Banks or financial corporations are eligible for a tax credit in an amount equal to 50% of the difference between the market-rate interest income and the amount of interest charged for the farmworker housing project at a reduced interest rate.

In order to obtain the credit, owners and lenders must submit an application to TCAC, prior to the payment or incurrence of costs or funding of the loan, that provides information regarding the proposed project. Such information will include, but not be limited to:

- project ownership structure;
- project location;
- project sources and uses;
- project operating income and expenses;
- financing information and loan amortization schedules.

Eligible types of housing include multi-family dwellings, single family dwellings, mobile homes, or prefabricated housing. Farmworkers need not be employed by the owner of the farmworker housing project. Family projects, where all units are two-bedroom or larger will receive preference under the program. Occupants of the housing assisted by the FHAP must be farmworkers.

TCAC evaluates and ranks applications according to criteria set forth in its regulations. Criteria by which applications will be ranked include: readiness as determined by the amount of financing committed; and cost efficiency as determined by the total project cost per square foot. The amount of equity contributed in relation to the amount of credit requested will serve to break any tie between equally ranked projects.

Owners and lenders will be allowed tax credit in an amount determined by TCAC based on certified costs once the project is placed-in-service. TCAC will issue TCAC form 3531B, certification of credit. Owners may apply the credit against the current year's tax liability. If the credit received by the owner exceeds the owner's liability, the excess credit may be carried over and used in subsequent years. Credit received by lenders will be allowed in equal installments over a 10-year period. If the credit exceeds the liability, the excess may not be carried over into future years.

Farmworker housing owners receiving an allocation must agree to enter into an agreement with TCAC which provides that the housing produced under the program will be maintained as farmworker housing for a period of 30 years.

