

April 14, 2000 Final Staff Recommendations - Qualified Residential Rental Project Pool Applications

Mixed Income Pool (18 Projects) Amount Available: \$135,000,000																		
APPL.	APPLICANT	PROJECT NAME	COUNTY	MFH TYPE	AT-RISK PRESERVATION POINTS	AFFORDABILITY POINTS	TERM POINTS	RESTRICTED RENT POINTS	HIGH JOB GROWTH POINTS	LARGE FAMILY UNIT POINTS	LEVERAGING POINTS	CRA POINTS	SITE POINTS	SERVICE POINTS	* N/C POINTS	TOTAL POINTS	REQUESTED AMOUNT	STAFF RECOMMENDATION
00-062	City of Los Angeles	Fountain Park Apts-Phase II	Los Angeles	Family	0	6	10	10	0	0	10	0	10	10	10	66	\$33,615,000	\$33,615,000
00-055	City of San Diego HA	Summit Crest Apts	San Diego	Family	0	4.5	10	0.7	10	5	10	15	10	0	0	65.2	\$3,350,000	\$3,350,000
00-100	City of Milpitas	The Crossings @ Montague	Santa Clara	Family	0	6	10	10	0	0	10	0	7.5	10	10	63.5	\$45,000,000	\$45,000,000
00-009	ABAG	The GAIA Building	Alameda	Special Needs	0	6	10	10	0	0	8.2	0	10	5	10	59.2	\$13,000,000	\$13,000,000
00-093	ABAG	Miramar Apts	San Mateo	Family	0	6	10	10	0	0	1.1	0	7.5	10	10	54.6	\$30,000,000	\$30,000,000
00-136	CSCDA	Ivy Hill Apts	Contra Costa	Family	0	4.5	10	10	0	0	10	0	10	0	10	54.5	\$11,337,000	\$11,337,000
00-124	CSCDA	Hidden Grove Apts	Placer	Family	0	6	10	10	0	0	10	0	10	5	0	51	\$6,320,000	\$0
00-123	CSCDA	Granite Oaks Apt	Placer	Family	0	6	10	10	0	0	9.8	0	10	5	0	50.8	\$4,336,000	\$0
00-121	CSCDA	Silver Oaks Apts	Placer	Family	0	6	10	10	0	0	9.6	0	10	5	0	50.6	\$3,200,000	\$0
00-146	CSCDA	Marlin Cove	San Mateo	Family	0	6	10	10	0	0	2.7	0	10	0	10	48.7	\$30,000,000	\$0
00-027	CHFA	South Gate Sr Villas	Los Angeles	Senior Citizen	0	12	4	10	0	0	10	0	0	0	10	46	\$2,300,000	\$0
00-122	CSCDA	Olympus Park Apts	Placer	Family	0	6	10	3.6	0	0	10	0	10	5	0	44.6	\$8,640,000	\$0
00-066	City of Atwater	Atwater Retirement Village	Merced	Sr Citizen/SN	0	6	10	0	0	5	9.1	0	5	5	0	40.1	\$8,128,550	\$0
00-144	CSCDA	Park West Apts	Fresno	Family	0	5	0	10	0	5	4.3	0	10	5	0	39.3	\$9,648,000	\$0
00-116	CSCDA	Redlands Assisted Living	San Bernardino	Assisted Living	0	6	0	10	0	0	0	0	7.5	5	10	38.5	\$13,270,000	\$0
00-023	City of Westminster RDA	Brookhurst Royale	Orange	Sr Cit/ALiv/SN	0	6	4	6.4	0	0	0	0	5	5	10	36.4	\$13,500,000	\$0
00-049	Co of Sacramento HA	Sandpiper Apts	Sacramento	Family	0	6	0	1.6	0	0	0	0	7.5	10	0	25.1	\$3,300,000	\$0
																	\$238,944,550	\$136,302,000
Rural Pool (4 Projects) Amount Available: \$27,000,000																		
APPL.	APPLICANT	PROJECT NAME	COUNTY	MFH TYPE	AT-RISK PRESERVATION POINTS	AFFORDABILITY POINTS	TERM POINTS	RESTRICTED RENT POINTS	HIGH JOB GROWTH POINTS	LARGE FAMILY UNIT POINTS	LEVERAGING POINTS	CRA POINTS	SITE POINTS	SERVICE POINTS	* N/C POINTS	TOTAL POINTS	REQUESTED AMOUNT	STAFF RECOMMENDATION
00-077	Co of Stanislaus HA	Woodstone Apts	Stanislaus	Family	0	35	10	8.4	0	5	10	0	5	5	10	88.4	\$3,700,000	\$3,700,000
00-003	ABAG	Chateau Bijou Apts	El Dorado	Family	0	35	10	0	0	5	0	15	7.5	10	0	82.5	\$5,200,000	\$5,200,000
00-004	Co of Humboldt HA	Misty Village Apts	Humboldt	Family	0	35	10	8.6	0	0	10	0	10	0	0	73.6	\$1,200,000	\$1,200,000
00-005	ABAG	Eastridge Apts	Nevada	Senior Citizen	0	35	10	0	0	0	0	10	7.5	10	0	72.5	\$2,545,000	\$2,545,000
																	\$12,645,000	\$12,645,000
Qualified Residential Rental Project Pool (50 Projects) Amount Available: \$378,000,000																		
APPL.	APPLICANT	PROJECT NAME	COUNTY	MFH TYPE	AT-RISK PRESERVATION POINTS	AFFORDABILITY POINTS	TERM POINTS	RESTRICTED RENT POINTS	HIGH JOB GROWTH POINTS	LARGE FAMILY UNIT POINTS	LEVERAGING POINTS	CRA POINTS	SITE POINTS	SERVICE POINTS	* N/C POINTS	TOTAL POINTS	REQUESTED AMOUNT	STAFF RECOMMENDATION
00-063	City of Glendale HA	Orange Grove Apts	Los Angeles	Family	0	35	10	10	0	5	10	10	10	10	10	110	\$350,000	\$350,000
00-101	City of San Marcos RDA	Autumn Ridge Apts	San Diego	Family	0	30	10	4.3	10	5	10	15	10	10	0	104.3	\$12,000,000	\$12,000,000
00-018	City of Chula Vista HA	Pear Tree Manor Apts	San Diego	Family	0	30	10	5.1	10	0	10	15	10	10	0	100.1	\$5,259,000	\$5,259,000
00-085	City of Santa Rosa	Paulin Creek Apts	Sonoma	Family	0	35	10	10	10	0	10	15	10	0	0	100	\$2,700,000	\$2,700,000
00-047	City&Co of San Francisco RDA	One Church Street Apts	San Francisco	Family	0	35	10	10	0	5	10	0	10	10	10	100	\$16,000,000	\$16,000,000
00-040	City of San Jose	Sixth & Martha Family Apts	Santa Clara	Family	0	35	10	10	0	0	10	0	10	10	10	95	\$9,900,000	\$9,900,000
00-118	CSCDA	Kings Villages	Los Angeles	Family	20	25	10	0	0	5	10	0	7.5	10	0	87.5	\$18,073,183	\$18,073,183
00-130	CSCDA	Island Gardens Apts	San Diego	Family	20	25	10	0	0	0	0	15	5	10	0	85	\$6,345,000	\$6,345,000
00-086	City of San Diego HA	Regency Centre	San Diego	Family	0	25	10	0.6	10	0	7.5	15	10	5	0	83.1	\$3,132,000	\$3,132,000
00-115	CSCDA	Pacific Palms Apts	Riverside	Family	20	25	10	1.7	10	0	5.5	0	10	0	0	82.2	\$4,705,000	\$4,705,000
00-119	CSCDA	Autumnwood Apts	San Bernardino	Family	0	25	10	0	10	0	6.2	10	10	10	0	81.2	\$4,781,000	\$4,781,000
00-068	Co of Sacramento HA	Cottage Estates Apts	Sacramento	Family	0	30	10	0	10	0	10	0	10	10	0	80	\$7,000,000	\$7,000,000
00-050	City of Los Angeles	University Gardens Apts	Los Angeles	Family	20	25	10	0	0	5	4.7	10	5	0	0	79.7	\$5,150,000	\$5,150,000
00-048	Co of Sacramento	Normandy Park Sr Apts	Sacramento	Senior Citizen	0	24	10	9.7	0	0	8.2	0	7.5	10	10	79.4	\$6,685,000	\$6,685,000
00-065	Co of Sacramento HA	Vintage Wood Sr Apts	Sacramento	Sr Citizen	0	30	10	0	0	0	10	0	7.5	10	10	77.5	\$9,400,000	\$9,400,000
00-033	CHFA	Rowland Heights Apts	Los Angeles	Family	20	30	10	0	0	0	0	0	7.5	10	0	77.5	\$8,790,000	\$8,790,000
00-039	City of San Jose	Almaden Plaza Apts	Santa Clara	Family	0	35	10	10	0	0	7.3	0	10	5	0	77.3	\$6,720,000	\$6,720,000
00-030	CHFA	Playa Del Alameda Apts	Alameda	Family	0	30	10	10	0	5	4.7	0	10	5	0	74.7	\$3,175,000	\$3,175,000
00-034	CHFA	Santa Anna Towers	Orange	Senior Citizen	20	30	2	0	0	0	10	7.5	5	0	0	74.5	\$10,500,000	\$10,500,000
00-072	CSCDA	Cypress Cove Apts	San Diego	Family	0	25	10	2.8	10	0	5.2	0	10	10	0	73	\$9,762,000	\$9,762,000
00-120	CSCDA	The Christiansen	Riverside	Senior Citizen	10	25	10	0	10	0	5.1	0	7.5	5	0	72.6	\$4,403,000	\$4,403,000
00-076	City of San Diego HC	Vista La Rosa Apts	San Diego	Family	0	25	10	0	10	0	7.4	0	10	10	0	72.4	\$10,230,000	\$10,230,000
00-070	Co of Riverside HA	Wildomar Sr Assisted Living	Riverside	Asst Lvg/SN	0	15	10	2.7	10	0	10	0	7.5	5	10	70.2	\$5,550,000	\$5,550,000
00-028	CHFA	El Rancho Verde Apts	Santa Clara	Family	0	30	10	4.2	0	0	8.5	0	10	5	0	67.7	\$66,745,028	\$66,745,028
00-099	City of Anaheim HA	Fountains @ Anaheim Hills	Orange	Senior Citizen	0	20	0	10	10	0	0	0	7.5	10	10	67.5	\$20,244,000	\$20,244,000
00-029	CHFA	Plum Tree West Apts	Santa Clara	Senior Citizen	10	30	10	0	0	0	0	0	7.5	10	0	67.5	\$5,650,000	\$5,650,000

* N/C means New Construction.

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00-141	CSCDA	Santa Rosa Garden Apts	Sonoma	Family	0	35	10	0	0	0	7.4	0	10	5	0	67.4	\$5,360,000	\$5,360,000	
00-143	CSCDA	Silver Ridge Apts	Placer	Senior Citizen	0	30	10	3.9	0	0	0	0	7.5	5	10	66.4	\$7,807,982	\$7,807,982	
00-032	CHFA	Park Place Apts	Los Angeles	Family	0	30	10	0.4	0	0	10	0	5	10	0	65.4	\$650,000	\$650,000	
00-137	CSCDA	Village Green Apts	Merced	Family	0	25	10	0	0	0	10	0	10	10	0	65	\$4,854,009	\$4,854,009	
00-129	CSCDA	Sea Wind Apts	Orange	Family	0	30	10	3	10	0	4	0	7.5	0	0	64.5	\$6,300,000	\$6,300,000	
00-060	ABAG	Las Palmas Apts	Alameda	Family	0	24	10	0	0	0	10	0	10	10	0	64	\$4,700,000	\$4,700,000	
00-053	City of Anaheim HA	Cobblestone Apts	Orange	Family	0	30	10	0	10	0	3.9	0	10	0	0	63.9	\$3,600,000	\$3,600,000	
00-133	CSCDA	Heritage Park on Woodman	Los Angeles	Senior Citizen	0	30	10	5.3	0	0	3.6	0	5	10	0	63.9	\$6,040,117	\$6,040,117	
00-037	City of San Diego HA	Penasquitos Gardens Apts	San Diego	Family	0	19	10	10	0	0	3.4	0	10	10	0	62.4	\$29,440,000	\$29,440,000	
00-038	City of San Diego HA	Mount Aquilar Apts	San Diego	Family	0	19	10	7.6	0	0	5.5	0	10	10	0	62.1	\$17,600,000	\$17,600,000	
00-035	CHFA	Lassen Apts	San Francisco	Senior Citizen	0	30	2	10	0	0	0	5	7.5	5	0	59.5	\$4,460,000	\$4,460,000	
00-126	CSCDA	Emerald Gardens Apts	Orange	Family	0	25	10	0	10	0	4	0	10	0	0	59	\$7,398,000	\$7,398,000	
00-125	CSCDA	Cypress Villas Apts	Orange	Family	0	25	10	0	10	0	3.9	0	10	0	0	58.9	\$4,824,000	\$4,824,000	
00-132	CSCDA	Heritage Park @ Monrovia	Los Angeles	Senior Citizen	0	30	10	0	0	0	3.8	0	5	10	0	58.8	\$3,072,831	\$3,072,831	
00-064	City of Buena Park	Flowertree Apts	Orange	Family	0	25	0	0	10	0	1.1	0	10	10	0	56.1	\$14,288,000	\$14,288,000	
00-069	Co of Sacramento HA	Southwind Apts	Sacramento	Family	0	26	10	0	0	0	0	0	10	10	0	56	\$4,350,000	\$4,350,000	
00-087	City of Anaheim HA	Park Vista Apts	Orange	Family	0	35	10	0	0	0	0	0	10	0	0	55	\$27,180,000	\$0	
00-135	CSCDA	Park Sequoia	Santa Clara	Family	0	25	10	0	0	0	0	0	10	10	0	55	\$7,430,009	\$0	
00-127	CSCDA	Garden Park Apts	Los Angeles	Family	0	25	10	4.8	0	0	3.5	0	10	0	0	53.3	\$3,438,000	\$0	
00-134	CSCDA	Mission Suites Apts	Los Angeles	Family	0	25	0	0.8	0	0	3	5	10	5	0	48.8	\$3,500,000	\$0	
00-139	CSCDA	Green Tree Sr Apts	San Bernardino	Senior Citizen	0	25	10	0	0	0	0	0	7.5	5	0	47.5	\$9,000,000	\$0	
00-131	CSCDA	Vintage Court Apts	Stanislaus	Family	0	25	10	0	0	0	0	0	7.5	0	0	42.5	\$4,510,000	\$0	
00-071	City of Hayward	Heritage West Apts	Alameda	Family	0	25	0	0	0	0	0	0	7.5	5	0	37.5	\$9,600,000	\$0	
																	\$452,652,159	\$387,994,150	
INCOMPLETE APPLICATIONS - Did not meet Minimum Requirements																			
00-041	City of Lancaster RDA	Cedar Creek	Los Angeles	Applicant did not meet TEFRA requirement.														\$8,500,000	\$0
00-138	CSCDA	Woodmoor Apartments	Solano	Project did not meet minimum affordability requirement.														\$1,990,000	\$0
00-147	City of San Luis Obispo HA	DeVaul Ranch	San Luis Obispo	Project did not meet minimum affordability requirement.														\$13,000,000	\$0
																		TOTAL AMOUNT REQUESTED IN THE QUALIFIED RESIDENTIAL RENTAL PROJECT CATEGORY:	\$776,981,659

* N/C means New Construction.