

THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
August 28, 2000 Final Staff Recommendations - Qualified Residential Rental Projects

MIXED INCOME POOL																		
APPL.	APPLICANT	PROJECT NAME	COUNTY	MFH TYPE	AT-RISK/ PRESERV. POINTS	AFFORD. POINTS	TERM POINTS	RESTRICT RENT POINTS	HIGH JOB GROWTH POINTS	FAMILY POINTS	LEVERAGE POINTS	CRA POINTS	SITE POINTS	SERVICE POINTS	NC POINTS	TOTAL POINTS EARNED	REQUESTED AMOUNT	RECOMM. ALLOCATION
00-023	Westminster RDA	Brookhurst Royale Apts.	Orange	Senior Citizen/ Assisted Living/Special Needs	0	6	10	5.6	10	0	10	15	7.5	10	10	84.1	\$8,100,000	\$8,100,000
00-205	City of Los Angeles RDA	Rowan/Security Loft Project	Los Angeles	Family	0	6	10	10	0	0	7.6	15	7.5	10	10	76.1	\$28,240,000	\$28,240,000
00-066	City of Atwater	Atwater Retirement Village	Merced	Senior Citizen	0	6	10	10	0	5	10	10	5	10	10	76	\$8,500,167	\$8,500,167
00-124	CSCDA	Hidden Grove Apts.	Placer	Family	0	6	10	10	10	0	9.3	10	10	10	0	75.3	\$6,320,000	\$6,320,000
00-190	CSCDA	AquaVista Apts.	San Mateo	Family	0	6	10	10	0	0	10	10	10	5	10	71	\$30,000,000	\$30,000,000
00-122	CSCDA	Olympus Park Apts.	Placer	Family	0	6	10	10	10	0	9.1	0	10	10	0	65.1	\$8,640,000	\$8,640,000
00-121	CSCDA	Silver Oaks Apts.	Placer	Family	0	6	10	10	10	0	9	0	10	10	0	65	\$3,200,000	\$0
00-188	CSCDA	Colma BART Station Apts.	San Mateo	Family	0	6	10	10	0	0	7.5	0	10	5	10	58.5	\$19,896,000	\$0
00-197	CSCDA	Villa Siena Building 5	Orange	Family	0	6	0	10	10	0	10	0	7.5	5	10	58.5	\$18,000,000	\$0
00-179	City of San Jose	The Cannery Apts.	Santa Clara	Family	0	6	10	10	0	0	10	0	10	0	10	56	\$28,400,000	\$0
00-223	CHFA	South Gate Senior Villas	Los Angeles	Senior Citizen	0	12	4	10	0	0	10	0	7.5	0	10	53.5	\$2,300,000	\$0
00-177	Co of Orange	Ladera Ranch Apts.	Orange	Family	0	6	10	10	0	0	0	0	7.5	10	10	53.5	\$19,635,000	\$0
00-218	City of Sacramento HA	Wedgewood Commons Apts.	Sacramento	Family	0	6	10	0	0	0	8.9	0	5	5	0	34.9	\$5,292,000	\$0
Tentative Total - QRRP Mixed Income Pool																	\$186,523,167	\$89,800,167
RURAL PROJECT POOL																		
00-193	CSCDA	Cedar Springs Apts.	Riverside	Family	0	30	10	5.1	0	5	0	10	7.5	10	10	87.6	\$10,650,000	\$10,650,000
Tentative Total - QRRP Rural Pool																	\$10,650,000	\$10,650,000
QRRP RESIDENTIAL RENTAL PROJECT POOL																		
00-213	City & Co of San Francisco	8th & Howard Family Apts.	San Francisco	Family	0	35	10	10	0	5	10	15	10	10	10	115	\$11,750,000	\$11,750,000
00-211	City and Co of San Francisco RDA	Antonia Manor Apts.	San Francisco	Special Needs / Senior Citizen	20	35	10	0	0	0	10	15	10	10	0	110	\$8,007,000	\$8,007,000
00-212	City and Co of San Francisco RDA	Maria Manor Apts.	San Francisco	Special Needs / Senior Citizen	20	35	10	0	0	0	10	15	10	10	0	110	\$8,026,627	\$8,026,627
00-219	City of Sacramento HA	Greenfair Apts.	Sacramento	Senior Citizen	20	25	10	0	10	0	10	15	7.5	10	0	107.5	\$12,600,000	\$12,600,000
00-202	City and Co of San Francisco RDA	Notre Dame Apts.	San Francisco	Family	20	35	10	0	0	0	10	15	7.5	10	0	107.5	\$16,643,472	\$16,643,472
00-176	City and Co of San Francisco RDA	Orlando Cepeda Place	San Francisco	Family	0	35	10	10	0	5	10	10	7.5	10	10	107.5	\$19,500,000	\$19,500,000
00-229	CHFA	Vista Terrace Apts.	San Diego	Family	0	35	10	5	10	5	3.1	15	10	10	0	103.1	\$17,695,527	\$17,695,527
00-224	CHFA	Thomas Paine Square Apts.	San Francisco	Family	20	30	10	0	0	5	5.2	10	10	10	0	100.2	\$5,959,744	\$5,959,744
00-189	CSCDA	Pioneer Gardens Apts.	Los Angeles	Family	0	35	10	10	0	5	10	10	7.5	10	0	97.5	\$6,810,000	\$6,810,000
00-185	City of Los Angeles	740 South Olive Street Apts.	Los Angeles	Senior Citizen	0	35	10	10	0	0	10	15	7.5	10	0	97.5	\$20,000,000	\$20,000,000
00-214	Co of Contra Costa	Camara Circle Initiative	Contra Costa	Family	0	35	10	10	0	0	10	15	7.5	10	0	97.5	\$4,000,000	\$4,000,000
00-216	City of Sacramento HA	Terracina Gold, Village 2	Sacramento	Family	0	24	10	10	10	5	10	0	7.5	10	10	96.5	\$7,250,000	\$7,250,000
00-228	CHFA	Plaza Manor Apts.	San Diego	Family	0	35	10	3	10	0	3	15	10	10	0	96	\$15,999,770	\$15,999,770
00-221	CHFA	Cascade Apts.	Sacramento	Family	10	30	10	0	0	0	10	15	10	10	0	95	\$2,095,000	\$2,095,000
00-215	Co of Contra Costa	Pinecrest Apts.	Contra Costa	Family	0	35	10	10	0	0	10	10	10	10	0	95	\$1,526,168	\$1,526,168
00-233	CHFA	Saratoga Senior Apts., Phase II	Solano	Senior Citizen	0	35	10	10	10	0	0	0	7.5	10	10	92.5	\$5,730,000	\$5,730,000
00-226	CHFA	Runnymede Gardens	San Mateo	Senior Citizen	20	35	10	0	0	0	10	0	7.5	10	0	92.5	\$3,910,000	\$3,910,000
00-182	City of San Jose	Willow Glen Senior Apts.	Santa Clara	Senior Citizen	0	35	10	10	0	0	10	0	7.5	10	10	92.5	\$11,020,000	\$11,020,000
00-191	CSCDA	Pioneer Park Plaza Apts.	San Bernardino	Senior Citizen	10	25	10	0	10	0	4	15	7.5	10	0	91.5	\$4,462,500	\$4,462,500
00-192	CSCDA	Claremont Village Apts.	Los Angeles	Family	0	35	10	10	0	5	10	0	10	10	0	90	\$7,119,000	\$7,119,000
00-184	City of San Jose	El Parador Senior Housing	Santa Clara	Senior Citizen	0	35	10	10	0	0	10	0	5	10	10	90	\$11,715,000	\$11,715,000
00-203	City of San Rafael RDA	Belvedere Place	Marin	Family	0	35	10	10	0	0	10	15	10	0	0	90	\$3,590,529	\$3,590,529
00-181	City of San Jose	Craig Gardens Apts.	Santa Clara	Senior Citizen	0	35	10	10	0	0	10	0	7.5	5	10	87.5	\$7,100,000	\$7,100,000
00-144	CSCDA	Park West Apts.	Fresno	Family	0	24	10	10	0	5	8.2	15	10	5	0	87.2	\$9,100,000	\$9,100,000

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00-201	City of Los Angeles	La Brea Gardens Apts.	Los Angeles	Family	0	35	10	0	0	0	6.5	15	10	10	0	86.5	\$4,400,000	\$4,400,000
00-217	Co of Sacramento HA	The Verandas	Sacramento	Senior Citizen	0	35	10	3	0	0	10	0	7.5	10	10	85.5	\$5,745,922	\$5,745,922
00-220	City of Sacramento HA	Countrywood Village Apts.	Sacramento	Family	0	35	10	0	10	0	10	0	10	10	0	85	\$8,625,000	\$6,083,003
00-180	City of San Jose	Monte Vista Gardens Senior Housing	Santa Clara	Senior Citizen	0	35	10	10	0	0	10	0	5	5	10	85	\$3,740,000	\$0
00-225	CHFA	Homestead Park Apts.	Santa Clara	Family	0	35	10	10	0	5	10	0	5	10	0	85	\$11,912,035	\$0
00-173	(ABAG) Finance Authority for Nonprofit Corp.	Tyrella Gardens Apts.	San Mateo	Family	0	35	10	10	0	0	10	0	10	10	0	85	\$4,000,000	\$0
00-183	City of San Jose	The Fountains Apts.	Santa Clara	Family	0	35	10	10	0	0	10	0	10	10	0	85	\$17,600,000	\$0
00-230	CHFA	Tice Oaks Apts.	Contra Costa	Senior Citizen	0	35	10	10	0	0	10	0	7.5	10	0	82.5	\$5,015,000	\$0
00-195	CSCDA	Phoenix Terrace Apts.	Riverside	Family	0	35	10	9	10	0	0	0	7.5	10	0	81.5	\$3,550,000	\$0
00-170	(ABAG) Finance Authority for Nonprofit Corp.	Park Manor Apts.	Alameda	Family	0	35	10	6	0	0	10	0	10	10	0	81	\$4,529,000	\$0
00-227	CHFA	Coronado Terrace Apts.	San Diego	Family	0	35	10	0	10	0	3.2	0	10	10	0	78.2	\$16,847,449	\$0
00-194	CSCDA	Birchcrest Apts.	Los Angeles	Family	20	30	10	0	0	0	0	0	7.5	10	0	77.5	\$3,200,000	\$0
00-038	City of San Diego HA	The Stratton Apts. (aka Mt. Aguilar Apts.)	San Diego	Family	0	19	10	10	10	0	5.4	0	10	10	0	74.4	\$2,225,000	\$0
00-171	(ABAG) Finance Authority for Nonprofit Corp.	Bartlett Lane Apts.	Alameda	Family	0	35	10	1	0	0	10	0	7.5	10	0	73.5	\$1,350,000	\$0
00-172	(ABAG) Finance Authority for Nonprofit Corp.	Rancho Ellen Apts.	Ventura	Family	0	35	10	0	0	0	10	0	7.5	10	0	72.5	\$9,020,000	\$0
00-198	CSCDA	Westgate III Apts.	Santa Barbara	Family	0	25	10	0	0	5	7.5	0	5	10	10	72.5	\$10,485,000	\$0
00-037	City of San Diego HA	Canyon Rim (aka Penasquitos Gardens Apts.)	San Diego	Family	0	19	10	10	10	0	3.4	0	10	10	0	72.4	\$3,000,000	\$0
00-231	CHFA	Charter Oaks Apts.	Napa	Family	0	30	10	4	0	0	3.4	0	10	10	0	67.4	\$4,245,000	\$0
00-131	CSCDA	Vintage Court Apts.	Stanislaus	Family	0	35	10	0	0	0	0	0	10	10	0	65	\$4,105,000	\$0
00-041	City of Lancaster RDA	Cedar Creek Apts.	Los Angeles	Senior Citizen	0	18	10	0	0	0	10	0	10	5	10	63	\$8,500,000	\$0
00-200	City of Los Angeles	Encore Hall Independent & Assisted Living Facility	Los Angeles	Senior Citizen / Assisted Living	0	15	10	0	0	0	0	15	7.5	5	10	62.5	\$12,300,000	\$0
00-187	CSCDA	Baldwin Hills Apts.	Los Angeles	Family	0	35	10	2.4	0	0	0	0	5	10	0	62.4	\$2,500,000	\$0
00-071	City of Hayward	Heritage West Apts.	Alameda	Family	0	25	10	7.1	0	0	0	0	10	10	0	62.1	\$9,600,000	\$0
00-186	CSCDA	Lakeview Terrace Apts.	Los Angeles	Family	0	25	10	6.6	0	0	4.7	0	10	5	0	61.3	\$5,108,000	\$0
Tentative Total - QRRP General Pool																	\$383,212,743	\$237,839,262