

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

2009 Annual Report



**Bill Lockyer
Treasurer
State of California**

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

2009 Annual Report

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

April 2010

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

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State Treasurer

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John Chiang, State Controller

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EXECUTIVE SUMMARY – 2009 Program Highlights

Tax Credit Units in California Exceed 255,000

In 2009, the California Tax Credit Allocation Committee (“TCAC” or “the Committee”) awarded nearly \$91.1 million in competitive nine percent (9%) annual federal Low Income Housing Tax Credits (“LIHTC”) to 79 proposed housing projects. In addition, \$72.5 million in state tax credits was awarded to 19 competitive 9% projects, and \$6.7 million state tax credits were allocated to 3 projects receiving four percent (4%) tax credits with tax-exempt bonds.

A total of 4,840 affordable housing units will be built using 2009 9% tax credit awards, bringing the total aggregate number of affordable units awarded credit in the competitive, 9% program in California to 112,950. Including tax-exempt bond financed projects (“4% projects”), TCAC has assisted 255,449 total affordable units with tax credits since the program’s inception in 1987.

Demand for Tax Credits

Applicants submitted a total of 241 applications for competitive 9% tax credits in 2009 (compared to 193 in 2008) and 79, or 33%, received a tax credit allocation. The demand over supply for tax credits in 2009 was higher than in 2008, when 37% of all applications received credit allocations. Historically, the demand for 9% tax credits has exceeded supply by between 3 and 4 to 1, and TCAC continues to receive more high scoring applications than it can fund. The total annual federal 9% tax credit requested in 2009 was \$335.3 million, while the amount available to allocate was \$88.4 million, 26% of the requested amount.

Geographic Apportionments Affect Credit Distribution

In 1997 the Committee created geographic apportionments, and updated them in 2004 to align the distribution of tax credits with statewide population and housing needs. The 2004 geographic percentages were assigned to 10 areas by a formula incorporating population, housing costs, poverty and urbanization. The target percentages establish the credits available to each area after funding the non-profit, rural, special needs/SRO, and supplemental set-asides.

Table 1 below shows federal and state tax credit distribution in relation to target apportionments of federal and state credit allocated by formula. “Target Apportionment” does not account for prior years’ results and their effect on available tax credit in 2009. That is, those areas receiving more credits than they were apportioned in 2008 had their 2009 apportionments discounted by the overage amount.

Table 1
2009 Apportionments versus Allocations

Geographic Area	Target Apportionment	Allocation Percentage
Los Angeles County	33%	32.97%
Central	10%	11.07%
Alameda, Contra Costa, Marin, Napa, Solano, Sonoma Counties	10%	9.12%
San Diego County	10%	10.88%
Inland Empire	8%	6.34%
Orange County	8%	10.59%
San Mateo & Santa Clara Counties	6%	6.31%
Capital/Northern Area	6%	6.64%
Coastal California	5%	5.23%
San Francisco County	4%	5.52%
TOTAL	100%	100.00%

Decrease in the Number of Projects Financed with Tax-exempt Bonds

In 2009, the Committee received 72 applications for projects financed with tax-exempt bond proceeds and reserved tax credits for 64 projects. This was a 52% decrease over the 122 projects that reserved tax credits in 2008. The number of 4% applicants in 2009 was markedly lower than in recent years (161 in 2008, 124 in 2007, and 128 in 2006), and is attributed to the financial market crisis that began in the latter months of 2008. The 64 projects received \$43,486,921 in annual federal tax credits and will produce 5,236 low-income units. In addition, 3 of the 64 projects received a total of \$6,718,223 state tax credits.

Monitoring Activities

In 2009, the Committee conducted monitoring activities at 746 tax credit projects to fulfill the IRS requirement that all completed tax credit developments be inspected at least once every three years. Monitoring activities included site inspection visits to review files and physically

inspect the units and common areas. At least 20% of the files and units at each development were inspected. Of the 746 developments inspected, 632, or 84.7%, were found to have no incidents of non-compliance, or were able to provide documentation during the correction period to show issues of non-compliance were corrected. The remaining 114 developments had at least one incident of non-compliance. In most cases the non-compliance was due to over-charging rents, inadequately documenting files, or failing to perform timely income re-certifications. Of the 14,449 tenant files inspected, 14,361 or 99.4% were found in compliance with income restriction requirements. In cases where too much rent was charged, all locatable residents received refunds.

RESULTS OF THE 2009 PROGRAM

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, assisted by the credit; and
- sufficient information to identify the projects.

The report must also include information that describes the low-income status of units reserved for low-income occupancy from projects receiving allocations in previous years. Appendices A, B and C of this report contain data for 2009 and earlier program years. Appendix D contains several charts illustrating recent cost, credit allocation and unit production trends. Appendix E contains a summary description of the tax credit programs.

The 9% Program

In 2009, the per capita annual federal tax credit ceiling was \$84,540,332 (a total of \$845,403,320 of federal credits available for investors over a ten-year period). In addition to the per capita tax credit, \$2,976,771 in annual federal tax credit was returned to the Committee, and an additional \$882,632 annual federal tax credit became available from the "national pool." National pool

credit is unused tax credit from other states that is divided among states that have allocated all their credit in the preceding year. The addition of these two items to the credit ceiling resulted in a total of \$88,399,735 in annual federal credit available.¹

California's annual federal tax credit awarded in 2009 was \$91,099,781, or \$910,997,810 in total federal tax credits available to investors over a ten-year period. Included in this annual total is \$4,058,265 the Committee pre-committed from the 2010 annual federal tax credit ceiling. Excluded from this total is \$1,358,219 the Committee pre-committed to a project awarded credit in 2008. The total housing credit ceiling for 2009, \$88,399,735, is calculated by accounting for the pre-commitment and credit exchange amounts stated above. Some of the 2009 credit awarded was exchanged in 2010, and as a result remained unallocated in 2009.

Applications

In 2009, 9% applicants requested approximately \$335.3 million in annual federal tax credit, exceeding the approximately \$88.4 million available. Forty of 241 applicants also requested approximately \$158.4 million in total state tax credit, with \$67 million in total state tax credit available to 9% projects.

Tables A-1 through A-4 of Appendix A provide summary listings by County, Assembly District, Senate District and Congressional District of all 2009 projects allocated tax credit. The 2009 federal 9% tax credits assisted 79 projects in 30 Counties, 43 Assembly Districts, 32 Senate Districts and 39 Congressional Districts. Of those projects, state tax credits assisted 19 projects in 15 Counties, 14 Assembly Districts, 12 Senate Districts and 15 Congressional Districts.

Housing Types

State regulations require all 9% tax credit applicants to compete under one of five housing types. Chart 1 below displays the 2009 9% federal and state allocations by housing type. Of the 79 projects that received a 9% award, 44 were designated as Large Family (3-bedroom or larger units accounting for at least 30% of total project units); 15 were designated as Senior; 6 provided

¹ Any returned credits associated with ARRA (American Recovery and Reinvestment Act) funding are not taken into account for purposes of this calculation.

Single Room Occupancy (SRO) units; 5 provided Special Needs units (e.g. developmentally disabled, physical abuse survivors, homeless, have chronic illness, or displaced teenage parents); and 9 projects were designated “At-Risk” of conversion to market rate.

Chart 1
2009 Allocations by Housing Type

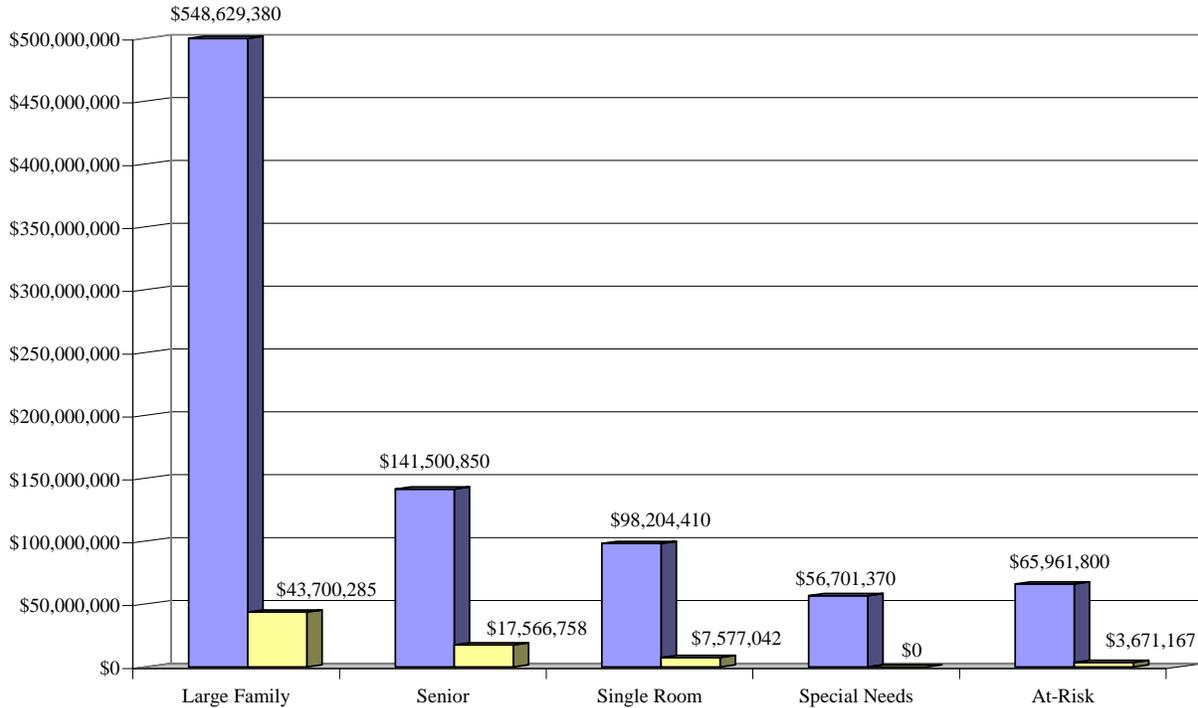


Table 2 outlines the distribution of low-income units and tax credits among housing types for 9% federal tax credits awarded in 2009. The housing types are listed in order of priority. The listed “goal” refers to the distribution of federal tax credits, not units.

Table 2
2009 Housing Type Units and Credits

Housing Type	Projects Awarded Credit	Low Income Units	Total Federal Credits Awarded*	Percentage of Federal Credit	Current Goals
Large Family	44	2,448	\$548,629,380	62.06%	65%
Senior	15	930	\$141,500,850	16.01%	15%
Single Room Occupancy	6	608	\$98,204,410	11.11%	10%
Special Needs	5	180	\$56,701,370	6.41%	5%
At-Risk	9	674	\$65,961,800	7.46%	5%

* Includes forward committed amount of \$40,582,650 in 2009 for 2010 tax credits, and excludes \$13,582,190 previously forward committed.

The majority of awarded Large Family projects were new construction, with an average size of 57 total units per project in 2009. By geographic location, in comparison to rural projects, inner-city projects tend to be smaller and suburban projects larger. By State regulation, at least 30% of the units in Large Family projects must be 3-bedroom or larger units. Typical project amenities include laundry facilities, equipped play areas, outside family areas, community rooms, day care facilities, and security systems.

In 2009, awarded Senior projects averaged 63 total units per project, almost all of which were new construction projects. The average unit count among all federal 9% awarded projects in 2009 was 66 total units per project. Most Senior projects are comprised of one-bedroom units and are within walking distance of basic services. Typical project amenities include a security call system, furnished community rooms and laundry facilities.

In 2009, TCAC funded 6 Single Room Occupancy (“SRO”) projects with 9% federal tax credit awards. Three of these projects were a rehabilitation of existing buildings, a common scenario among tax credit awarded SROs. SRO projects are often rehabilitated urban hotels. SRO units do not have a separate bedroom, although they may have private bathroom and/or kitchen facilities. All units must be targeted on average to households with incomes of 40% of area median. Typical project amenities include laundry facilities, furnished community rooms, community kitchens and security. In addition, various social services are available to assist the tenants, including job counseling and drug and alcohol rehabilitation.

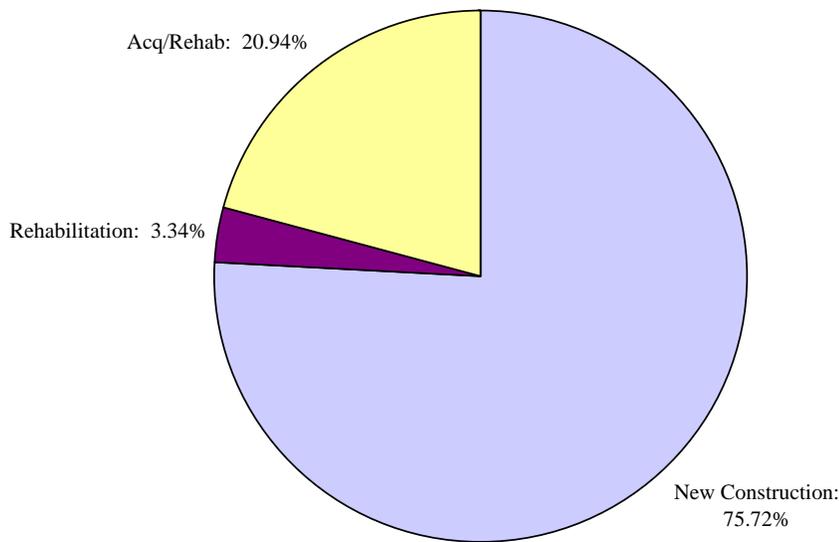
TCAC funded 5 Special Needs projects with an average size of 37 total units per project awarded 9% tax credits in 2009. All units must be targeted on average to households with incomes of 40% of area median. Special Needs-targeted households have included HIV-positive households, frail elderly, mentally 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.

Finally, At-Risk projects are comprised of federally assisted units that are approaching or beyond the time when they can convert to market rate developments. In 2009, the 9 funded At-Risk

projects averaged 78 total units per project. At-Risk is the only housing type that does not have any relevance to the type of tenants that will be targeted by the project, and in fact many of the At-Risk projects target one or more of the other populations represented by TCAC’s housing types.

Chart 2 indicates the number of 9% units by construction type. These projects are expected to produce 4,934 total units, with 4,840 available at affordable rents to low income households. Of the total units, 3,736 will be newly constructed, and 1,198 existing units will be rehabilitated.

Chart 2
2009 Distribution by Construction Type



Tax Credit Set-Aside

Consistent with federal law, at least 10% of the annual 9% tax credits available are set aside for non-profit sponsors. State law also provides for 20% rural, 2% small development, 2% special needs/SRO, and 5% at-risk set-asides. Table 3 below outlines the 2009 awards of 9% federal tax credit among the various set-asides and apportionments. Of the available federal tax credit ceiling (\$883,997,350 in total; see page 3 for additional details), over 10% was allocated to

qualifying non-profit sponsors initially competing in the Non-profit set-aside. Of the total available state tax credit (\$89,857,882), 6% was allocated to Non-profit projects. Nearly 20% of available federal tax credit, and 37% of state tax credit, was awarded to rural projects, including those within the Rural Housing Service (RHS) set-aside. Small Development projects were awarded 2.26% of the federal tax credit, with Special Needs/SRO receiving 3.24%. Six At-Risk projects were awarded 5.1% of available federal tax credit and 4.1% of available state tax credit. Please refer to Table 10 below (page 22) for additional historical set-aside data.

Table 3
2009 Allocations by Set-Aside

Set-Aside	Projects	Low Income Units	Total Federal Allocation*	% of Total	Total State Allocation**	% of Total
Homeless Assistance	6	330	\$72,795,830	7.99%	\$0	0.00%
Non-profit	2	183	\$25,540,010	2.81%	\$5,633,512	7.78%
RHS	2	153	\$35,462,030	3.89%	\$11,459,892	15.80%
Rural	16	898	\$137,945,710	15.14%	\$22,200,340	30.61%
Small Development	4	67	\$19,952,060	2.19%	\$0	0.00%
At-Risk	6	486	\$44,648,510	4.90%	\$3,671,167	5.06%
Special Needs/SRO	2	180	\$28,622,460	3.14%	\$0	0.00%
Geographic Apportionment	41	2,543	\$546,031,200	59.94%	\$29,550,341	40.75%
Total	79	4,840	\$910,997,810	100.00%	\$72,515,252	100.00%

**Includes forward committed amount of \$40,582,650 in 2009 for 2010 tax credits, and excludes \$13,582,190 previously forward committed.*

Federal and State Credits Per Low Income Unit Increases from 2005-2009

Table 4 below summarizes data on credits-per-low-income-unit for projects awarded ceiling credit from 2005 to 2009. This data is updated annually to reflect existing projects' federal and state credit awards.

Table 4
9% Federal and State Credits per Low Income Unit: 2005-2009

Year	Total # of Projects	Total Federal Credit	Total State Credit*	Total Low Income Units	Total Federal and State Credit per Low Income Unit
2005	69	\$683,442,120	\$56,367,823	4,752	\$155,684
2006	70	\$703,325,160	\$65,861,793	4,013	\$191,674
2007	70	\$773,884,790	\$66,028,395	4,424	\$189,854
2008	72	\$817,382,100	\$67,371,340	4,640	\$190,680
2009	79	\$910,997,810**	\$72,515,252	4,840	\$203,205

**Additional state credit was awarded to tax-exempt bond projects; please refer to Table 5 below. Please note, data for 2008 excludes \$1.2 million in state tax credits awarded under the Farmworker Housing Assistance Program.*

***Includes forward committed amount of \$40,582,650 in 2009 for 2010 tax credits, and excludes \$13,582,190 in 2008 forward committed credit.*

The 4% Program

In 2009, the Committee received 72 applications for projects financed with tax-exempt bond proceeds, and reserved tax credits for 64 projects. This was a 52% decrease from the 122 projects that reserved credits in 2008. A total of \$43,486,921 annual 4% federal tax credit was allocated to these projects. The 64 funded projects will generate 5,236 affordable units. For the past seven years, tax-exempt projects have been eligible to compete for state credits. Of the 64 projects awarded annual 4% federal tax credits in 2009, 3 also received allocations of state credits totaling \$6,718,223.²

In 2009, 8 tax-exempt bond projects were unsuccessful in application for federal tax credits. These projects were not prevented from receiving tax credit awards as a result of decisions made by the Committee, but either withdrew an application or returned awarded credit. Many of the unsuccessful applications returned to compete for American Recovery and Reinvestment Act (“ARRA”) funding (see below, page 11.) The awarded amount, 64 out of 72, is nearly 90% of the total tax-exempt bond applications and was markedly higher than in recent years. However, the total number of submitted applications was considerably lower than in recent years. This was due to the lack of available investors as a result of the downturn in the economy.

² Tax-exempt bond applicants requesting both federal and state tax credit for a project must apply for state credit through the credit ceiling competition. The federal tax credit awards for these projects are not made from the federal credit ceiling.

Tables B-1 through B-4 in Appendix B provide summary listings by County, Assembly District, Senate District and Congressional District of all 2009 projects allocated 4% federal tax credits. The 2009 federal 4% tax credits assisted 64 projects in 24 Counties, 40 Assembly Districts, 30 Senate Districts and 36 Congressional Districts. Table 5 summarizes data on total credits-per-low-income unit (the ten years federal credit and four year state credit totals) for projects allocated 4% federal and state credit from 2005 through 2009.

Table 5
4% Federal and State Credits per Low Income Unit: 2005-2009

Year	Total # of Projects	Total Federal Credit	Total State Credit	Total Low Income Units	Total Federal and State Credit per Low Income Unit
2005	116	\$733,976,260	\$17,567,786	11,057	\$67,970
2006	114	\$857,352,750	\$13,597,161	12,280	\$70,924
2007	117	\$921,951,760	\$23,548,711*	12,697	\$74,466
2008	122	\$866,046,950	\$27,512,886	11,433	\$78,156
2009	64	\$434,869,210	\$6,718,223	5,236	\$84,337

* This total excludes \$2,000,000 awarded in 2007 under the Farmworker Program.

KEY EVENTS DURING 2009

Program year 2009 saw an increase in demand for 9% Low Income Housing Tax Credits, even as the LIHTC program continued to be negatively impacted by instability in the financial markets and a general downturn in the U.S. economy. The increase in applications for 9% tax credits in 2009 was the result of federal legislation enacted in February 2009. Enactment of the American Recovery and Reinvestment Act provided two forms of assistance to the LIHTC program (for a more complete discussion of ARRA, see below page 11).

Increase in 9% Applications and Awards

The Committee received 241 applications for 9% credit (up from the 193 received in 2008), and funded 79 projects, seven more than in 2008. The increase in the number of funded projects over 2008 was largely the result of a year-over-year increase to the tax credit volume cap (an inflation-related adjuster set by the IRS). H.R. 3221, enacted in 2008, provided for a two-year temporary increase to the volume cap rate. This rate, multiplied by the state's annual population

estimate, determines each year's credit ceiling amount. In 2008, the rate was \$2.20 per capita, resulting in an initial credit ceiling of \$80.4 million. This rate increased to \$2.30 in 2009, producing \$84.5 million in annual credit available.

Despite a nation-wide decrease in investor interest in LIHTC equity in 2009, TCAC received acceptance letters from all 79 of the project owners that received 9% awards. As of March 15, 2010, 1 of the 79 projects had returned the awarded tax credits (this data excludes projects that exchanged awarded tax credits for ARRA funds. Please refer to "Federal Assistance" below page 11 for additional information). Despite a diverse range in geographic locations varying in their attractiveness to investors, TCAC awarded the entire 2009 credit ceiling and forward committed a portion of the 2010 credit ceiling. While much of the interest in 9% tax credits in 2009 can be attributed to the availability of ARRA funding, it is noteworthy that just 19 of the 79 projects awarded 2009 9% credit chose to compete for ARRA funding once receiving a reservation of tax credits.

Federal Assistance: American Recovery and Reinvestment Act of 2009

On February 17, 2009 President Obama signed the American Recovery and Reinvestment Act of 2009 which provided states with cash resources to assist projects receiving Low Income Housing Tax Credit Awards. These federal cash resources included \$325,887,114 through the Tax Credit Assistance Program (TCAP) authorized by Title IX of ARRA. By federal statute, the California Tax Credit Allocation Committee was designated California's responsible TCAP entity by virtue of being the State's tax credit allocating agency. In addition, ARRA authorized TCAC to exchange portions of available 9% Low Income Housing Tax Credits in for cash from the U.S. Department of the Treasury through the Section 1602 program. The following table represents the total ARRA awards made as of January 2010:

Table 6

ARRA Awards by Year	9% Projects	4% Projects	Total Projects
2007			
Total Awarded Amount	\$45,162,290	\$3,589,223	\$48,751,513
Number of Projects	6	2	8
Total Low Income Units	328	431	759
2008			
Total Awarded Amount	\$356,522,302	\$68,647,836	\$425,170,138
Number of Projects	38	14	52
Total Low Income Units	2,463	850	3,313
2009			
Total Awarded Amount	\$191,740,119	\$138,296,858	\$330,036,977
Number of Projects	47	38	85
Total Low Income Units	2,770	2,685	5,455
Grand Totals			
Total Awarded Amount	\$593,424,711	\$210,533,917	\$803,958,628
Number of Projects	91	54	145
Total Low Income Units	5,561	3,966	9,527

Tax Credit Assistance Program

In March 2009 TCAC produced a draft plan for awarding and administering TCAP funds, and facilitated an active public comment process to review the proposed plan. HUD approved the plan on July 14, 2009 and entered into a grant agreement with TCAC on July 17, 2009.

Beginning in the summer of 2009, TCAC began awarding TCAP funds as both equity gap-fillers and as cash in lieu of credits.³ By January 27, 2010 TCAC had awarded all of the available TCAP funding to 56 rental housing developments. The breakdown of TCAP awards among the 56 projects is described on the following table.⁴

³ By HUD rule, even projects receiving TCAP as cash in lieu of tax credit equity retained a small amount of federal Low Income Housing Tax Credits.

⁴ Ten projects received both TCAP and Section 1602 funds. Twenty-five projects received TCAP funds to bridge permanent financing provided by the State Department of Housing and Community Development (HCD). For 4 of the 25, the HCD bridge loan was the only ARRA assistance provided.

Table 7

ARRA Awards by Year	TCAP Awards	Section 1602 Awards	Total Projects
2007			
Total Awarded Amount	\$1,817,101	\$46,934,412	\$48,751,513
Number of Projects	2	6	8
Total Low Income Units	159	600	759
2008			
Total Awarded Amount	\$193,433,939	\$231,736,199	\$425,170,138
Number of Projects	30	26	56
Total Low Income Units	1,757	1,867	3,624
2009			
Total Awarded Amount	\$130,626,074	\$199,410,903	\$330,036,977
Number of Projects	24	67	91
Total Low Income Units	1,749	4,152	5,901
Grand Totals			
Total Awarded Amount	\$325,877,114	\$478,081,514	\$803,958,628
Number of Projects	56	99	155
Total Low Income Units	3,665	6,619	10,284

Note: Total Number of Projects and Low Income Units include 10 projects receiving both TCAP and Section 1602 awards, resulting in totals that include overlapping data.

All told, these projects will produce 3,665 units of much-needed affordable rental housing throughout California. TCAC is delivering TCAP funds as 55-year, zero-interest fully-deferred loans, except for the HCD bridge loans which are due and payable upon closing of the HCD permanent financing.

Section 1602

Under federal statute, TCAC was permitted to exchange in all: returned pre-2009 9% credits, 40% of its 2009 credit ceiling calculated credits, and any national pool credits received in 2009. Federal statute specified that the exchange rate was, in effect, 85 cents for every dollar of tax credit available over the ten-year credit period.

In the summer of 2009, TCAC entertained applications and awarded cash in lieu of credits to pre-2009 9% credit allocation recipients. TCAC accepted a second set of proposals to exchange 9% credits for cash in November of 2009 from recipients of tax credit reservations in 2009. While the pre-2009 cash-in-lieu applications were accepted over the counter, 2009 credit

recipients submitted ARRA applications anticipating a competitive process for a limited amount of exchange funds (a maximum of 40% of the 2009 credit ceiling calculation).

TCAC also permitted 2009 9% credit applicants to simultaneously compete for credits and gap-filler assistance, \$37,406,140 of which was ultimately awarded to 26 projects as Section 1602 funds. The following table represents the breakdown of ARRA awards between projects exchanging tax credits for cash and those awarded gap-filler assistance:

Table 8

ARRA Awards by Year	Cash in Lieu of Tax Credits (full exchange)	ARRA Gap Financing with Tax Credits	Total Projects
2007			
Total Awarded Amount	\$44,645,189	\$4,106,324	\$48,751,513
Number of Projects	5	3	8
Total Low Income Units	303	456	759
2008			
Total Awarded Amount	\$408,223,167	\$16,946,971	\$425,170,138
Number of Projects	43	9	52
Total Low Income Units	2,798	515	3,313
2009			
Total Awarded Amount	\$257,461,695	\$72,575,282	\$330,036,977
Number of Projects	40	45	85
Total Low Income Units	2,536	2,919	5,455
Grand Totals			
Total Awarded Amount	\$710,330,051	\$93,628,577	\$803,958,628
Number of Projects	88	57	145
Total Low Income Units	5,637	3,890	9,527

The November applications for 9% exchange funds ultimately requested less than was made available through the returned credits, and each of the qualified applicants received an exchange of 80 cents for every returned tax credit dollar.

Since TCAC elected to use TCAP and Section 1602 funds interchangeably in order to minimize project disruption, some 9% projects exchanging in credit received TCAP rather than Section 1602 funds in return. In summary, TCAC ultimately awarded \$478,081,514 in Section 1602 funds to 99 projects as described in Table 7 above.

Loan and Grant Closing, and Asset Management

TCAC has procured the services of the California Housing Finance Agency (CalHFA) to assist with project underwriting and loan and grant closing. This assistance has been invaluable in addressing an immense workload. Many ARRA dollars have been and will be disbursed at the construction loan closing. The balance will be disbursed during and at the completion of construction. TCAC will assure that federal disbursement deadlines will be met, including the TCAP 75 percent (75%) disbursement requirement (February 16, 2011), the Section 1602 100 percent (100%) disbursement requirement (December 31, 2011), and the TCAP 100 percent (100%) disbursement requirement (February 16, 2012).

In addition, TCAC is in negotiation with CalHFA to perform asset management functions during the 15 years of project operation, as required by federal ARRA rules.

Effect of ARRA Funds in California

The ARRA program facilitated 145 affordable rental housing projects proceeding that otherwise could not have feasibly done so. The combination of TCAP and Section 1602 salvaged pre-2009 projects that either were stuck or that had proceeded only to lose their equity investor, placing the project's affordability at risk.

TCAC relied upon competitive schemes including the 9% competition, and the ARRA competitive scoring that emphasized high value housing types, leveraging of other funding sources, and deeper income targeting. This process will result in over 9,500 affordable rental units that could not have proceeded otherwise. Finally, the economic stimulus effect of these projects will create approximately 11,000 jobs.

Single Competitive Round in 2009

TCAC conducts two rounds of 9% tax credit awards each calendar year. In 2009, the enactment of ARRA legislation and the resulting changes to TCAC regulations and program procedures for the year resulted in a single round of competitive applications. TCAC anticipates returning to the practice of conducting two rounds of competitive awards in 2010.

Decrease in 4% Applications and Awards

As noted on page 2, projects financed with tax-exempt bond proceeds decreased dramatically in 2009. This trend began in late 2008 and continued throughout the 2009 year, caused by a general lack of investor interest in 4% tax credit projects. This decrease is a significant departure from typical 4% credit allocations of recent years (as indicated by Table 5 above). The number of applications received for 4% tax credits over the past three years mirrors this trend as well: 124 in 2007, 161 in 2008, and 72 in 2009.

Proposals for 2010

As 2009 came to a close, TCAC began the process of posting recommended 2010 regulation changes. Substantive proposals included:

- Housing type goals for Special Needs and SRO projects increased to reduce a competitive disadvantage related to the tie breaker system;
- Revision of the final tie breaker to incorporate a combination of the 2008 and 2009 final tie breakers, with a variation of the 2009 tie breaker;
- A limit to the number of awards made to related entities to four awards per competitive round;
- An increase in the debt service coverage ratio from 1.10 to 1.15;
- A revision to the service amenities competitive scoring options, providing more options and establishing standards and consistency;
- Various adjustments to the site amenities competitive scoring options.

CUMULATIVE PROGRAM RESULTS: 1987 THROUGH 2009

The existing active portfolio of 9% tax credit projects encompasses total federal tax credit allocations of over \$11.3 billion in 1,856 projects with 112,950 affordable housing units. Of these projects, 589 also utilized state tax credits totaling more than \$1 billion. Beginning in 1998, the Committee began to award more tax credits to 4% tax-exempt bond projects than to 9% tax credit projects, a reversal of historical trends. In 2000, the tax credit award ratio of 4% tax-exempt bond projects to 9% projects was approximately 3 to 2; that rough ratio held constant through 2008. In 2009 as a result of national market conditions, this trend was reversed and the number of 9% awards exceeded the number of 4% awards. In total, the existing active 4% tax

credit projects add an additional 142,499 affordable housing units in 1,353 projects to the Committee's portfolio.

Since the LIHTC program's inception, a combined total of 255,449 affordable units have been generated by both the 9% and 4% tax credit programs.⁵ TCAC conservatively estimates that around \$16 billion in investor equity has been, or will be, funded from the allocations of federal and state tax credits for both 9% tax credit and tax-exempt bond-financed projects.⁶ Tax credits are generally offered through partnerships to investors, and their value is the price investors judge the tax credits to be worth in terms of the immediate and future tax benefits received from the credits, along with other benefits received by owning a project.

State Credit Program Effectiveness

In 2009, the total state credit available was \$89,857,882 (see Table 11 below, page 25). Approximately \$79.2 million in state tax credit was allocated to 22 projects; the amount of state tax credit requested was roughly \$174.4 million requested by 46 projects. This is a decrease from the previous year when TCAC received 79 applications for state tax credit and awarded a total of \$94.9 million in state tax credit to 29 projects. With the exception of the Farmworker Housing Assistance Program, state tax credit must be requested in conjunction with a federal tax credit application. The \$79.2 million in state tax credits included \$6.7 million allocated to 3 tax-exempt projects. In addition, a portion of this \$79.2 million allocation was the result of an exchange of federal 9% tax credit for state tax credit. In 2009, a total of 3 federal 9% tax credit projects had a portion of the federal credit exchanged for state tax credit.

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

⁵ These figures include projects whose original compliance period has expired and projects that may have returned to TCAC for additional credits after their original compliance period ended.

⁶ Estimate calculated assuming \$0.75 in investor equity generated per dollar of total federal and state credit awarded.

Rehabilitation and New Construction Trends

In 2009, 63 of the 79 credit ceiling awards were new construction projects. Historically, rehabilitation and/or acquisition/rehabilitation (referred to collectively in this section as “rehabilitation”) applicants have been a distinct minority of 9% projects. Over the past five years, the number of rehabilitation projects awarded ranged from 9% to 20% of the awarded credit ceiling projects. In 2009, 20%, or 16 projects, were rehabilitation projects, up from 13% in 2008. New construction 9% tax credit awards totaled \$78.7 million. For 4% projects, new construction and rehabilitation awards have historically been more equitable. Between 2001 and 2006, new construction applicants (and awards) accounted for over half of 4% projects receiving tax credit awards. This trend reversed in 2007, and from 2007-2009, over 50% of 4% awards have been made to rehabilitation projects. In 2009, 53% of 4% awards were made to rehabilitation projects. New construction annual federal tax credit awards to 4% projects in 2009 totaled \$24.8 million; rehabilitation projects were awarded \$18.6 million.

Chart 3 below presents the number of awarded 9% projects by construction type from 2005 through 2009. The percentage of new construction 9% projects far exceeds that of rehabilitation projects, ranging from 80% to 91%. These percentages for 4% projects have varied, but have been consistently more balanced between the two construction types than in the 9% program. The percentage of 4% rehabilitation projects has ranged from 44% to 56% of all 4% credit awards since 2005. Chart 4 below indicates 4% projects by construction type from 2005 through 2009.

Chart 3
Distribution of 9% Projects by Construction Type

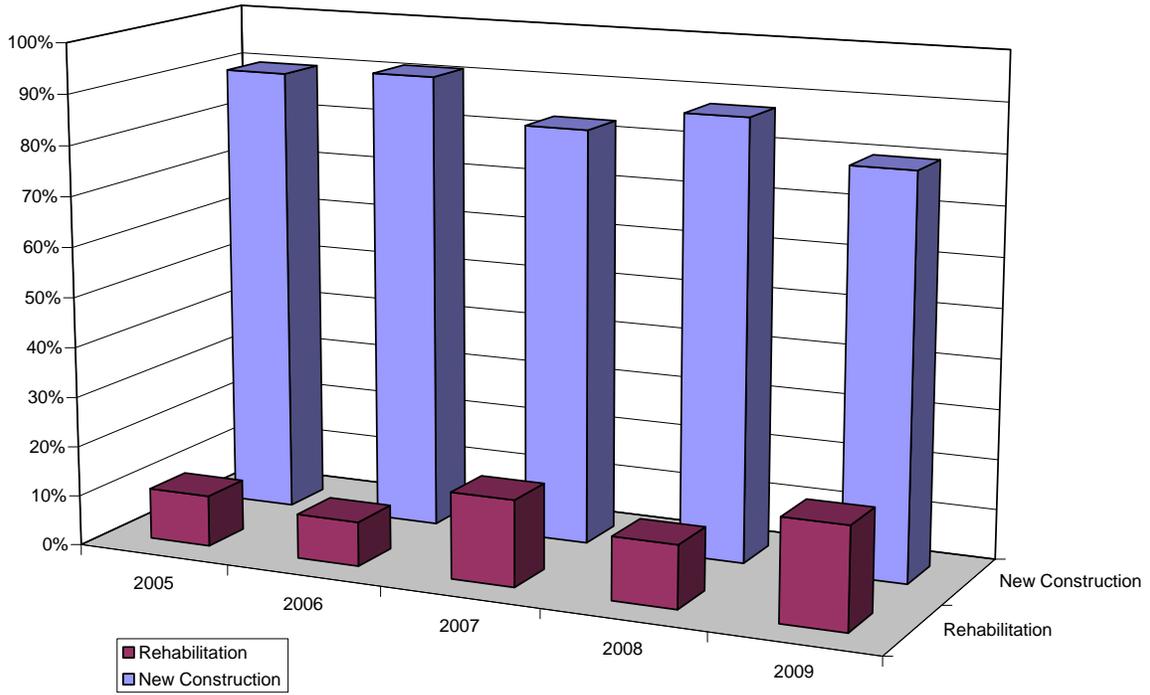
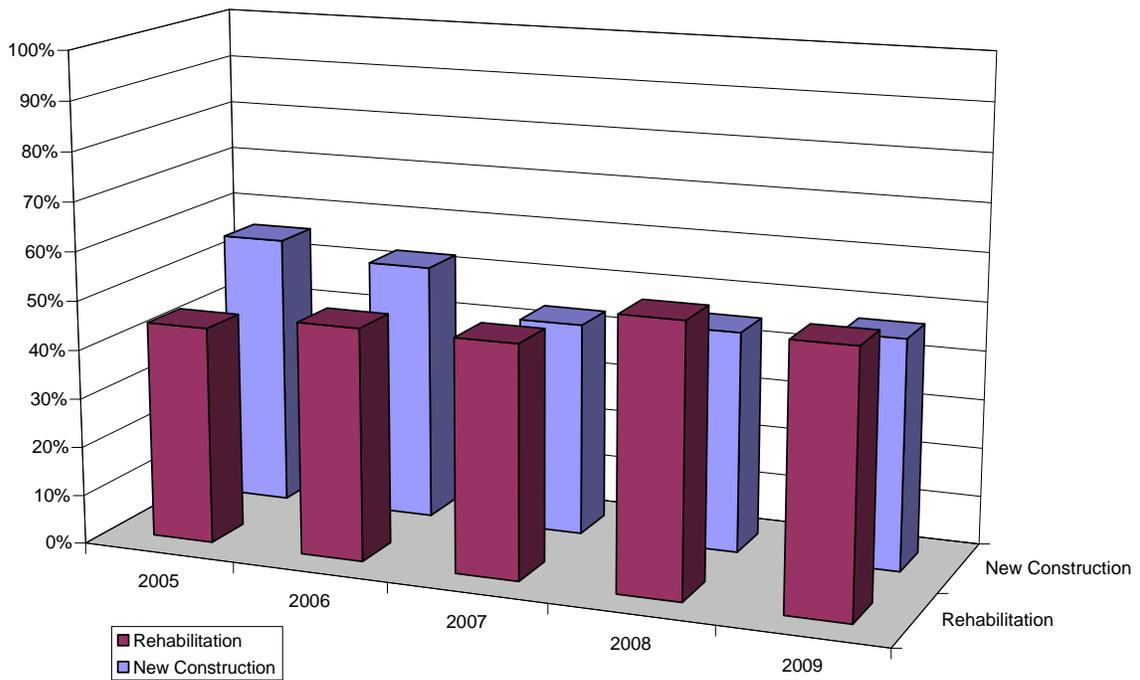


Chart 4
Distribution of 4% Projects By Construction Type



Housing Types

Table 9 presents the total ten-year federal tax credits and four-year state tax credits of all 9% projects awarded tax credits from 2000-2009. The current regulatory goals for 9% tax credits by housing type are exhibited as well.

Table 9
9% Total Credits by Housing Type, 2000-2009

Project Housing Type	Total Credits Awarded	% of Total	Current Goals
Large Family	\$4,827,997,467	66.15%	65%
Senior	\$1,367,636,580	18.74%	15%
Single Room Occupancy	\$489,270,655	6.70%	10%
Special Needs	\$460,393,204	6.31%	5%
At-Risk	\$152,751,612	2.09%	5%
TOTAL	\$7,298,049,518	100.00%	100%

The Committee has readily met its current housing type goals for the distribution of tax credits to both Large Family and Senior projects. However, the housing type goals for Single Room Occupancy and At-Risk and are not being met in the aggregate.⁷

Set-Asides

Federal law requires at least ten percent of the federal 9% tax credits to be set aside for qualified Non-profit Organizations (Internal Revenue Code Section 42(h)(5)). Additionally, the California State Legislature established set-asides for projects in rural areas and small developments (Health and Safety Code Section 50199.20(a) and (b)). Therefore, in California in 2009, federal and state law and regulations set aside the following:

⁷ There are several reasons why the Committee has not met the Single Room Occupancy and At-Risk housing type goals: 1) Although a special set-aside exists for Single Room Occupancy and Special Needs projects, the populations served by these projects may present unique challenges to developers, owners and managers that limit their numbers; 2) the At-Risk set-aside was not established until 2000; and 3) many At-Risk projects are seeking and being awarded tax-exempt bonds and 4% tax credits.

- Ten percent of the federal credit ceiling for qualified non-profit applicants. As a result of regulation changes effective in 2008, the pre-emptive priority in this set-aside is now projects providing homeless assistance.
- Twenty percent of the federal ceiling for projects in rural areas. By state regulation, fourteen percent of the rural set-aside is reserved for projects financed by the Rural Housing Service programs.
- Two percent of the federal 9% tax credits for qualified Small Development projects consisting of 20 or fewer units.
- By regulation, five percent of the federal 9% tax credits are set-aside for “At-Risk” projects.
- Finally, an additional two percent of the federal 9% tax credits are set-aside for qualified Special Needs / SRO projects.

Eligible projects that apply under the Non-profit, At-Risk, and Small Development of Special Needs / SRO set-asides automatically compete with all other projects in their geographic region if insufficient credits are available in the set-asides. The RHS apportionment and Small Development set-aside were not established until the 1990 application cycle. The At-Risk set-aside was established in 2000, and the Special Needs / SRO set-aside was established in 2003.

The data is grouped by each project’s *application* set-aside, although the projects may actually have been *funded* from their geographic regions’ apportionments. Table 10 below summarizes projects receiving tax credits from 2000-2009.

Table 10
9% Total Projects, Total Credits and Total Low-Income Units Produced, 2000-2009

Set-Aside		Number of Projects (a)	Total Credits Awarded (b)	% of Total Credit	Low-Income Units	% of Low-Income Units	Set-Aside %
Nonprofit*	Nonprofit Homeless Assistance	53	\$420,345,780	5.70%	2,840	5.97%	10% (c)
	Nonprofit	75	\$938,111,090	12.73%	5,333	11.21%	
Rural	Rural - RHS	35	\$334,392,204	4.54%	1,875	3.94%	20% (d)
	Rural	127	\$1,218,392,204	16.53%	8,088	17.01%	
Small Development		45	\$175,061,022	2.38%	797	1.68%	2%
At-Risk**		46	\$312,072,114	4.23%	3,809	8.01%	5%
Special Needs/SRO***		10	\$133,084,296	1.81%	971	2.04%	2%
Geographic Apportionment****		323	\$3,839,027,297	52.09%	23,843	50.14%	(e)
TOTAL		714	\$7,370,485,816	100.00%	47,556	100.00%	39%

- (a) Number of projects reflected here may include a de minimis number of 9% projects that were awarded tax credit in one year and allowed to return for additional credit in another.
- (b) The amount of total tax credits awarded represents the sum of the ten-year total federal and four-year total state credits awarded.
- (c) For years prior to 2008, approximately half of the Nonprofit Set-Aside is reserved for Nonprofit Homeless Assistance projects, which equates to approximately 5% of the total federal tax credit allocated annually. Starting in 2008, the Nonprofit Set-Aside was changed. Please see * below to see how projects in the Nonprofit Set-Aside are awarded.
- (d) Approximately 14% of the 20% Rural Set-Aside amount is reserved for projects with Rural Housing Service (RHS) funding, which equates to approximately 2.8% of the total tax credit allocated annually.
- (e) These projects are distributed geographically pursuant to TCAC regulations.

* In 2008, the Nonprofit Homeless Assistance Set-Aside was now included in the Nonprofit Set-Aside. The 10% of the total Federal Tax Credit allocated annually for that Set-Aside was still intact with the only exception being that the Nonprofit Homeless Assistance projects would have priority in the Set-Aside. Project totals for Nonprofit Set-Aside may include a de minimis number of 9% projects that were unsuccessful in the Nonprofit Set-Aside, but were successful in another Set-Aside or Geographic Region.

** At-Risk Set-Aside was established in 2000.

*** Special Needs/Single Room Occupancy Set-Aside was established in 2003.

**** The actual tax credits debited against the various geographic regions include not only tax credits for the Geographic Apportionment projects, but also tax credits for Nonprofit (excluding Nonprofit Homeless Assistance projects), Small Development and At-Risk Set-Aside projects. However, starting in 2008, the tax credits awarded to Nonprofit Set-Aside projects were no longer debited against the geographic regions. Beginning in 2009, the tax credits awarded to Small Development and At-Risk projects were no longer debited against the geographic regions.

Geographic Distribution

In 1997, the Committee created geographic apportionments, and in 2004 updated the geographic apportionments to align the distribution of tax credits with statewide housing needs. Tax credits are apportioned to each of 10 areas by a formula incorporating population, housing costs, poverty and urbanization. The formula determines the amount of tax credits available to counties after funding the supplemental, non-profit homeless apportionment portion of the non-profit set-aside, rural, and special needs / SRO set-asides.

Since the inception of the program in 1987, federal 9%, federal 4%, and state tax credits have been allocated for affordable housing developments in 56 of the 58 counties in California. Table C-1 in Appendix C compares active tax credit projects by county to county population as a percentage of total state population, and includes each county's number of projects, number of rental units in service, and tax credit allocation dollars. These tables reflect data as of December 31, 2009. The current status of certain projects may not be reflected in this historical data.

Los Angeles County continues to be the largest beneficiary of the program, receiving 27%, or \$24.6 million, of the awarded credit ceiling in 2009, including both set-aside and geographic apportionment awards. Of the 64 projects financed with tax-exempt bonds in 2009, 7 were located in Los Angeles County. These awards totaled \$6.7 million in annual federal credits. For the past three years, Los Angeles County has received between 27%-33% of the awarded credit ceiling, with annual federal credit awards ranging from approximately \$23-\$27 million each year. Total state credit awarded to Los Angeles County was \$22 million in 2006 and \$13.5 million in 2007. No applications for state credit were received in 2008 or 2009. Los Angeles County 4% annual federal tax credit awards varied over the past three years, totaling approximately \$12.6 million in 2007, \$22.1 million in 2008, and \$6.7 million in 2009. Over this period, San Diego had the second highest awarded amount. Many smaller, more rural counties have also benefited from the tax credit program.

Demand for Credits

In 2009, a high percentage of applications were complete and eligible, but did not score high enough competitively to receive an award. Staff anticipates a similar level of demand for 2010.

Table 11 below summarizes the amount of federal and state tax credits awarded to projects in years 1987 through 2009. Table 11 provides data representing award activities as of December 31 of the year in which the awards were 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 11
9% Credits Awarded as of December 31 of the Allocation Year, 1987-2009

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	2,264	\$34,578,625	\$6,818,086	17	755
1988	\$34,578,750	\$16,438,953	175	5,504	\$34,578,625	\$35,461,086	67	2,545
1989	\$35,210,000	\$34,444,417	155	7,960	\$35,000,000	\$61,433,913	74	3,792
1990	\$36,328,750	\$31,399,269	84	4,592	\$35,000,000	\$28,976,550	26	1,490
1991	\$41,258,231	\$41,258,231	78	4,277	\$35,000,000	\$34,855,113	28	1,547
1992	\$63,517,994	\$63,517,994	133	8,528	\$35,000,000	\$48,699,970	29	2,183
1993	\$70,434,569	\$70,434,569	128	9,001	\$35,000,000	\$49,043,203	32	2,185
1994	\$67,113,568	\$67,113,568	122	8,612	\$35,000,000	\$47,220,796	30	2,135
1995	\$44,427,630	\$44,818,924	84	5,855	\$47,133,862	\$48,469,566	28	1,994
1996	\$46,494,200	\$47,215,733	107	6,467	\$33,599,382	\$36,006,092	30	1,718
1997	\$42,130,174	\$41,911,674	77	5,213	\$35,038,813	\$33,913,707	17	1,213
1998	\$43,688,538	\$43,688,538	86	5,757	\$51,453,018	\$50,234,029	37	2,697
1999	\$44,205,301	\$44,205,301	85	4,967	\$51,784,811	\$53,557,722	32	2,433
2000	\$50,672,338	\$50,672,338	81	5,667	\$56,684,151	\$56,040,292	32	2,218
2001	\$52,078,900	\$52,078,900	67	5,228	\$71,207,244	\$35,918,710	23	1,581
2002	\$60,302,560	\$60,302,560	68	5,518	\$105,652,910	\$91,928,018	24	2,492
2003	\$62,194,578	\$62,194,578	86	5,450	\$83,835,104	\$83,835,107 ^a	37	2,841
2004	\$68,362,090	\$68,362,090	65	4,508	\$78,666,648	\$74,810,332 ^b	25	1,644
2005	\$71,007,983	\$71,007,983	72	4,939	\$78,593,303	\$79,593,303 ^c	28	2,139
2006	\$72,776,635	\$72,776,635	70	4,210	\$84,228,004	\$84,228,004 ^d	26	1,740
2007	\$75,897,915	\$75,897,915	70	4,424	\$93,173,118	\$94,457,887 ^e	28	2,326
2008	\$82,594,947	\$82,594,947	72	4,640	\$88,761,840	\$88,761,840 ^f	29	1,936
2009	\$89,399,735	\$88,399,735	79	4,840	\$89,857,882	\$79,233,475 ^g	22	1,536
TOTAL	\$1,286,631,636	\$1,235,560,315	2,107	128,421	\$1,328,827,340	\$1,303,496,801	721	47,140

+ Includes forward commitments and/or second-phases in year credit available.

- a Includes \$9,683,098 in state tax credits allocated to 8 tax-exempt bond financed projects with a total of 713 units, which are reflected in the number of projects and units.
- b Includes \$3,248,707 in state tax credits allocated to 3 tax-exempt bond financed projects with a total of 140 units, which are reflected in the number of projects and units.
- c Includes \$19,092,357 in state tax credits allocated to 10 tax-exempt bond financed projects with a total of 963 units, which are reflected in the number of projects and units. Also includes \$4,600,650 in state tax credits allocated to CA-2004-024 in exchange for a partial return of their federal tax credit allocation from 2004.
- d Includes \$13,597,161 in state tax credits allocated to 9 tax-exempt bond financed projects with a total of 594 units, which are reflected in the number of projects and units. Also includes \$2,717,236 in state tax credits allocated to CA-2005-033 in exchange for a partial return of their federal tax credit allocation in 2005.
- e Includes \$23,395,641 in state tax credits allocated to 9 tax-exempt bond financed projects with a total of 1,003 units, which are reflected in the number of project and units.
- f Includes \$27,512,886 in state tax credits allocated to 10 tax-exempt bond financed projects with a total of 759 units, which are reflected in the number of project and units.
- g Includes \$6,718,223 in state tax credits allocated to 3 tax-exempt bond financed projects with a total of 183 units, which are reflected in the number of project and units.

MONITORING – PROJECT PERFORMANCE AND PROGRAM COMPLIANCE

As required by law, during all reservation phases, a project is monitored for its progress in meeting milestones and reservation requirements up until it is placed in service. Additionally, IRC Section 42 and state statutes require state allocating agencies to monitor occupancy compliance throughout the credit period. The Internal Revenue Service (IRS) requires that allocating agencies notify it of any non-compliance or reporting failures by owners. The monitoring requirement begins at occupancy and continues under the project regulatory agreement for periods ranging from 30 to 55 years. Federal law requires that each project be monitored when “placed-in-service” and then every three years during the compliance period. The Committee must determine, among other requirements, whether the income of families residing in low-income units and the rents they are charged are within agreed upon limits stated in the regulatory agreement. Additionally, the Committee conducts physical inspections of units and buildings in each development.

TCAC’s compliance monitoring program procedure requires project owners to submit tax credit unit information annually. The information is captured on a number of TCAC forms: Annual Owner Certification, Project Ownership Profile and the Annual Operating Expense report. Information is analyzed for completeness, accuracy and compliance. In most instances, a grace period is allowed to correct non-compliance, although the IRS requires that all non-compliance be reported to the IRS, whether or not the violation is corrected.

Investors are at great risk should non-compliance be discovered because the IRS could recapture credits claimed in years of non-compliance. 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.

Data presented in Appendix C show the results of the Committee’s 2009 compliance monitoring activities. Table C-2 in Appendix C lists occupancy information received from project owners for all “placed-in-service” projects. Of the 14,449 units reviewed for compliance, 88 were found to have households that were not income-eligible at move-in. Other deficiencies, including rent

overcharges and missing income recertifications were cited during file inspections. During 2009, 114 projects were cited with notices of “non-compliance,” and 632 projects were determined to have no irregularities. In total, 114 properties had findings of non-compliance that were uncorrected and reported to the IRS in 2009. Project owners must now bring projects into compliance or risk losing credits against their federal (and in some cases state) tax liability.

Compliance Report for Projects Placed in Service

Health and Safety Section 50199.15 requires the Committee to report 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 2009, Committee staff conducted file inspections for approximately 34.2% of projects in the portfolio. Of the 14,449 files inspected, low-income tenants occupied 14,361, or 99.4% of tax credit units as intended. The inspection findings for units with tenants that were not income-eligible at move-in were reported to the Internal Revenue Service, as required.

**Table 12
Results from Compliance Monitoring File Inspections Conducted in 2009
By Year of Allocation**

Year of Allocation	Projects Inspected	Total Units	Required Low-Income Units	Unit Files Inspected	Inspected Units with Low-Income Occupants
1992-1994	25	2,564	2,553	518	517
1995	11	976	973	197	197
1996	47	4,315	3,997	816	814
1997	47	4,602	4,149	847	844
1998	61	6,994	6,800	1,383	1,376
1999	102	11,252	10,501	2,138	2,126
2000	90	8,979	8,349	1,702	1,699
2001	35	5,327	5,016	1,015	1,011
2002	74	7,911	7,108	1,445	1,434
2003	70	6,219	5,907	1,209	1,188
2004	27	2,893	2,416	495	490
2005	83	6,513	6,339	1,291	1,278
2006	63	6,143	6,025	1,228	1,222
2007	9	683	673	138	138
2008	2	256	128	27	27
Total	746	75,627	70,934	14,449	14,361

In addition to reporting the results of the file inspections, Committee staff also asked project owners to report the occupancy of required tax credit units. The information may be used for determining file inspection selections for projects in which owners have either not reported occupancy information or have not successfully rented units to qualifying tenants.

APPENDICES

APPENDIX A
2009 9% PROGRAM ALLOCATION
INFORMATION

Table A-1
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2009 9% Tax Credit Allocations By County

<i>County</i>	<i>Number of Projects</i>	<i>Total Federal Allocation</i>	<i>% of Total Federal Allocation</i>	<i>Total State Allocation</i>	<i>% of Total State Allocation</i>	<i>Total Units</i>	<i>Low Income Units</i>
Alameda	3	\$52,131,020	5.7%	\$0	0.0%	180	177
Alpine	0	\$0	0.0%	\$0	0.0%	0	0
Amador	1	\$10,185,100	1.1%	\$0	0.0%	86	80
Butte	1	\$4,336,500	0.5%	\$1,163,748	1.6%	56	55
Calaveras	0	\$0	0.0%	\$0	0.0%	0	0
Colusa	0	\$0	0.0%	\$0	0.0%	0	0
Contra Costa	1	\$9,455,480	1.0%	\$0	0.0%	44	43
Del Norte	0	\$0	0.0%	\$0	0.0%	0	0
El Dorado	0	\$0	0.0%	\$0	0.0%	0	0
Fresno	3	\$35,081,950	3.9%	\$8,324,665	11.5%	281	277
Glenn	0	\$0	0.0%	\$0	0.0%	0	0
Humboldt	0	\$0	0.0%	\$0	0.0%	0	0
Imperial	0	\$0	0.0%	\$0	0.0%	0	0
Inyo	0	\$0	0.0%	\$0	0.0%	0	0
Kern	2	\$22,078,230	2.4%	\$3,405,748	4.7%	153	151
Kings	1	\$3,900,750	0.4%	\$1,408,930	1.9%	20	19
Lake	0	\$0	0.0%	\$0	0.0%	0	0
Lassen	0	\$0	0.0%	\$0	0.0%	0	0
Los Angeles	21	\$245,915,540	27.0%	\$0	0.0%	1,189	1,167
Madera	1	\$9,287,560	1.0%	\$3,095,853	4.3%	72	71
Marin	1	\$3,010,780	0.3%	\$1,003,592	1.4%	13	13
Mariposa	0	\$0	0.0%	\$0	0.0%	0	0
Mendocino	0	\$0	0.0%	\$0	0.0%	0	0
Merced	1	\$12,793,620	1.4%	\$4,264,540	5.9%	80	79
Modoc	0	\$0	0.0%	\$0	0.0%	0	0
Mono	0	\$0	0.0%	\$0	0.0%	0	0
Monterey	2	\$22,811,790	2.5%	\$5,828,070	8.0%	104	102
Napa	0	\$0	0.0%	\$0	0.0%	0	0
Nevada	0	\$0	0.0%	\$0	0.0%	0	0
Orange	6	\$71,212,750	7.8%	\$6,923,101	9.5%	336	330
Placer	0	\$0	0.0%	\$0	0.0%	0	0
Plumas	0	\$0	0.0%	\$0	0.0%	0	0
Riverside	2	\$14,120,260	1.5%	\$0	0.0%	100	98
Sacramento	2	\$31,900,680	3.5%	\$0	0.0%	256	253
San Benito	1	\$11,535,380	1.3%	\$3,845,126	5.3%	72	71
San Bernardino	3	\$37,675,150	4.1%	\$0	0.0%	142	139
San Diego	6	\$93,443,760	10.3%	\$0	0.0%	498	492
San Francisco	1	\$22,731,130	2.5%	\$7,577,042	10.4%	120	120
San Joaquin	1	\$3,922,430	0.4%	\$0	0.0%	18	17
San Luis Obispo	2	\$32,829,520	3.6%	\$0	0.0%	123	121
San Mateo	0	\$0	0.0%	\$0	0.0%	0	0
Santa Barbara	1	\$13,805,030	1.5%	\$0	0.0%	56	55
Santa Clara	3	\$42,904,720	4.7%	\$14,301,572	19.7%	226	223
Santa Cruz	0	\$0	0.0%	\$0	0.0%	0	0
Shasta	2	\$15,334,890	1.7%	\$0	0.0%	181	168
Sierra	0	\$0	0.0%	\$0	0.0%	0	0
Siskiyou	1	\$3,237,170	0.4%	\$0	0.0%	50	49
Solano	0	\$0	0.0%	\$0	0.0%	0	0
Sonoma	1	\$13,631,390	1.5%	\$0	0.0%	53	52
Stanislaus	1	\$9,549,280	1.0%	\$3,183,093	4.4%	68	67

Table A-1
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2009 9% Tax Credit Allocations By County

<i>County</i>	<i>Number of Projects</i>	<i>Total Federal Allocation</i>	<i>% of Total Federal Allocation</i>	<i>Total State Allocation</i>	<i>% of Total State Allocation</i>	<i>Total Units</i>	<i>Low Income Units</i>
Sutter	0	\$0	0.0%	\$0	0.0%	0	0
Tehama	0	\$0	0.0%	\$0	0.0%	0	0
Trinity	0	\$0	0.0%	\$0	0.0%	0	0
Tulare	4	\$32,776,160	3.6%	\$2,558,350	3.5%	190	187
Tuolumne	0	\$0	0.0%	\$0	0.0%	0	0
Ventura	2	\$7,855,180	0.9%	\$0	0.0%	54	53
Yolo	2	\$21,544,610	2.4%	\$5,631,822	7.8%	113	111
Yuba	0	\$0	0.0%	\$0	0.0%	0	0
Statewide	79	\$910,997,810	100.00%	\$72,515,252	100.00%	4,934	4,840

**Table A-2
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2009 9% Tax Credit Allocations by Assembly District**

<i>Assembly District</i>	<i>Projects</i>	<i>Total Federal Allocation</i>	<i>% of Total Federal Allocation</i>	<i>Total State Allocation</i>	<i>% of Total State Allocation</i>	<i>Total Units</i>	<i>Low Income Units</i>
1	0	\$0	0.0%	\$0	0.0%	0	0
2	3	\$18,572,060	2.0%	\$0	0.0%	231	217
3	1	\$4,336,500	0.5%	\$1,163,748	1.6%	56	55
4	0	\$0	0.0%	\$0	0.0%	0	0
5	1	\$14,949,350	1.6%	\$0	0.0%	152	150
6	1	\$3,010,780	0.3%	\$1,003,592	1.4%	13	13
7	1	\$13,631,390	1.5%	\$0	0.0%	53	52
8	2	\$21,544,610	2.4%	\$5,631,822	7.8%	113	111
9	1	\$16,951,330	1.9%	\$0	0.0%	104	103
10	1	\$10,185,100	1.1%	\$0	0.0%	86	80
11	0	\$0	0.0%	\$0	0.0%	0	0
12	0	\$0	0.0%	\$0	0.0%	0	0
13	2	\$39,631,670	4.4%	\$13,210,554	18.2%	244	243
14	1	\$3,798,760	0.4%	\$0	0.0%	16	15
15	1	\$9,455,480	1.0%	\$0	0.0%	44	43
16	0	\$0	0.0%	\$0	0.0%	0	0
17	3	\$26,265,330	2.9%	\$7,447,633	10.3%	166	163
18	1	\$23,383,570	2.6%	\$0	0.0%	100	99
19	1	\$3,622,460	0.4%	\$0	0.0%	42	41
20	1	\$24,948,690	2.7%	\$0	0.0%	64	63
21	0	\$0	0.0%	\$0	0.0%	0	0
22	0	\$0	0.0%	\$0	0.0%	0	0
23	1	\$13,741,750	1.5%	\$4,580,582	6.3%	53	52
24	0	\$0	0.0%	\$0	0.0%	0	0
25	1	\$9,287,560	1.0%	\$3,095,853	4.3%	72	71
26	0	\$0	0.0%	\$0	0.0%	0	0
27	1	\$12,262,430	1.3%	\$4,087,478	5.6%	49	48
28	3	\$34,347,170	3.8%	\$9,673,196	13.3%	176	173
29	0	\$0	0.0%	\$0	0.0%	0	0
30	2	\$15,761,740	1.7%	\$1,408,930	1.9%	100	98
31	3	\$35,081,950	3.9%	\$8,324,665	11.5%	281	277
32	0	\$0	0.0%	\$0	0.0%	0	0
33	2	\$32,829,520	3.6%	\$0	0.0%	123	121
34	5	\$42,993,400	4.7%	\$5,964,098	8.2%	263	259
35	2	\$18,037,750	2.0%	\$0	0.0%	68	67
36	0	\$0	0.0%	\$0	0.0%	0	0
37	0	\$0	0.0%	\$0	0.0%	0	0
38	0	\$0	0.0%	\$0	0.0%	0	0
39	2	\$24,628,140	2.7%	\$0	0.0%	136	133
40	0	\$0	0.0%	\$0	0.0%	0	0
41	1	\$12,288,610	1.3%	\$0	0.0%	75	74
42	0	\$0	0.0%	\$0	0.0%	0	0
43	0	\$0	0.0%	\$0	0.0%	0	0
44	0	\$0	0.0%	\$0	0.0%	0	0
45	3	\$43,426,280	4.8%	\$0	0.0%	145	142

Table A-2
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2009 9% Tax Credit Allocations by Assembly District

<i>Assembly District</i>	<i>Projects</i>	<i>Total Federal Allocation</i>	<i>% of Total Federal Allocation</i>	<i>Total State Allocation</i>	<i>% of Total State Allocation</i>	<i>Total Units</i>	<i>Low Income Units</i>
46	9	\$123,551,650	13.6%	\$0	0.0%	582	573
47	0	\$0	0.0%	\$0	0.0%	0	0
48	1	\$5,798,650	0.6%	\$0	0.0%	83	82
49	0	\$0	0.0%	\$0	0.0%	0	0
50	0	\$0	0.0%	\$0	0.0%	0	0
51	1	\$5,912,910	0.6%	\$0	0.0%	20	19
52	2	\$19,932,270	2.2%	\$0	0.0%	100	98
53	0	\$0	0.0%	\$0	0.0%	0	0
54	2	\$10,377,030	1.1%	\$0	0.0%	48	46
55	0	\$0	0.0%	\$0	0.0%	0	0
56	0	\$0	0.0%	\$0	0.0%	0	0
57	0	\$0	0.0%	\$0	0.0%	0	0
58	0	\$0	0.0%	\$0	0.0%	0	0
59	0	\$0	0.0%	\$0	0.0%	0	0
60	0	\$0	0.0%	\$0	0.0%	0	0
61	1	\$12,312,620	1.4%	\$0	0.0%	50	49
62	1	\$12,522,420	1.4%	\$0	0.0%	50	49
63	0	\$0	0.0%	\$0	0.0%	0	0
64	0	\$0	0.0%	\$0	0.0%	0	0
65	1	\$12,840,110	1.4%	\$0	0.0%	42	41
66	1	\$4,094,880	0.4%	\$0	0.0%	40	39
67	0	\$0	0.0%	\$0	0.0%	0	0
68	1	\$10,497,040	1.2%	\$3,251,934	4.5%	36	35
69	3	\$42,132,320	4.6%	\$3,671,167	5.1%	223	220
70	0	\$0	0.0%	\$0	0.0%	0	0
71	0	\$0	0.0%	\$0	0.0%	0	0
72	2	\$18,583,390	2.0%	\$0	0.0%	77	75
73	0	\$0	0.0%	\$0	0.0%	0	0
74	1	\$8,639,470	0.9%	\$0	0.0%	61	60
75	1	\$20,333,050	2.2%	\$0	0.0%	55	54
76	0	\$0	0.0%	\$0	0.0%	0	0
77	0	\$0	0.0%	\$0	0.0%	0	0
78	0	\$0	0.0%	\$0	0.0%	0	0
79	4	\$64,471,240	7.1%	\$0	0.0%	382	378
80	1	\$10,025,380	1.1%	\$0	0.0%	60	59
Statewide	79	\$910,997,810	100.00%	\$72,515,252	100.00%	4,934	4,840

**Table A-3
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2009 9% Tax Credit Allocations by Senate District**

<i>Senate District</i>	<i>Projects</i>	<i>Total Federal Allocation</i>	<i>% of Total Federal Allocation</i>	<i>Total State Allocation</i>	<i>% of Total State Allocation</i>	<i>Total Units</i>	<i>Low Income Units</i>
1	1	\$10,185,100	1.1%	\$0	0.0%	86	80
2	1	\$13,631,390	1.5%	\$0	0.0%	53	52
3	2	\$25,741,910	2.8%	\$8,580,634	11.8%	133	133
4	4	\$22,908,560	2.5%	\$1,163,748	1.6%	287	272
5	3	\$25,467,040	2.8%	\$5,631,822	7.8%	131	128
6	2	\$31,900,680	3.5%	\$0	0.0%	256	253
7	1	\$9,455,480	1.0%	\$0	0.0%	44	43
8	0	\$0	0.0%	\$0	0.0%	0	0
9	1	\$3,798,760	0.4%	\$0	0.0%	16	15
10	2	\$48,332,260	5.3%	\$0	0.0%	164	162
11	0	\$0	0.0%	\$0	0.0%	0	0
12	5	\$56,690,070	6.2%	\$17,120,829	23.6%	324	319
13	1	\$13,741,750	1.5%	\$4,580,582	6.3%	53	52
14	1	\$9,287,560	1.0%	\$3,095,853	4.3%	72	71
15	3	\$45,091,950	4.9%	\$4,087,478	5.6%	172	169
16	6	\$58,734,710	6.4%	\$9,733,595	13.4%	441	434
17	0	\$0	0.0%	\$0	0.0%	0	0
18	4	\$35,102,380	3.9%	\$5,964,098	8.2%	203	200
19	2	\$18,037,750	2.0%	\$0	0.0%	68	67
20	2	\$24,628,140	2.7%	\$0	0.0%	136	133
21	0	\$0	0.0%	\$0	0.0%	0	0
22	12	\$162,514,250	17.8%	\$5,633,512	7.8%	839	827
23	1	\$12,288,610	1.3%	\$0	0.0%	75	74
24	1	\$7,819,390	0.9%	\$0	0.0%	25	24
25	4	\$33,117,910	3.6%	\$0	0.0%	154	150
26	1	\$19,343,480	2.1%	\$0	0.0%	70	69
27	1	\$3,104,300	0.3%	\$0	0.0%	14	13
28	0	\$0	0.0%	\$0	0.0%	0	0
29	0	\$0	0.0%	\$0	0.0%	0	0
30	0	\$0	0.0%	\$0	0.0%	0	0
31	1	\$12,840,110	1.4%	\$0	0.0%	42	41
32	2	\$24,835,040	2.7%	\$0	0.0%	100	98
33	1	\$12,699,390	1.4%	\$0	0.0%	57	56
34	5	\$58,513,360	6.4%	\$6,923,101	9.5%	279	274
35	1	\$3,622,460	0.4%	\$0	0.0%	42	41
36	1	\$4,094,880	0.4%	\$0	0.0%	40	39
37	0	\$0	0.0%	\$0	0.0%	0	0
38	2	\$28,972,520	3.2%	\$0	0.0%	116	114
39	2	\$36,091,170	4.0%	\$0	0.0%	252	250
40	3	\$38,405,450	4.2%	\$0	0.0%	190	187
Statewide	79	\$910,997,810	100.0%	\$72,515,252	100.0%	4,934	4,840

Table A-4
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2009 9% Tax Credit Allocations by Congressional District

<i>Congressional District</i>	<i>Projects</i>	<i>Total Federal Allocation</i>	<i>% of Total Federal Allocation</i>	<i>Total State Allocation</i>	<i>% of Total State Allocation</i>	<i>Total Units</i>	<i>Low Income Units</i>
1	2	\$21,544,610	2.4%	\$5,631,822	7.8%	113	111
2	4	\$22,908,560	2.5%	\$1,163,748	1.6%	287	272
3	1	\$10,185,100	1.1%	\$0	0.0%	86	80
4	0	\$0	0.0%	\$0	0.0%	0	0
5	2	\$31,900,680	3.5%	\$0	0.0%	256	253
6	2	\$16,642,170	1.8%	\$1,003,592	1.4%	66	65
7	0	\$0	0.0%	\$0	0.0%	0	0
8	1	\$22,731,130	2.5%	\$7,577,042	10.4%	120	120
9	1	\$3,798,760	0.4%	\$0	0.0%	16	15
10	1	\$9,455,480	1.0%	\$0	0.0%	44	43
11	1	\$12,262,430	1.3%	\$4,087,478	5.6%	49	48
12	0	\$0	0.0%	\$0	0.0%	0	0
13	2	\$48,332,260	5.3%	\$0	0.0%	164	162
14	1	\$16,900,540	1.9%	\$5,633,512	7.8%	124	123
15	0	\$0	0.0%	\$0	0.0%	0	0
16	1	\$13,741,750	1.5%	\$4,580,582	6.3%	53	52
17	3	\$34,347,170	3.8%	\$9,673,196	13.3%	176	173
18	3	\$26,265,330	2.9%	\$7,447,633	10.3%	166	163
19	2	\$12,041,270	1.3%	\$3,095,853	4.3%	88	86
20	4	\$48,089,980	5.3%	\$9,733,595	13.4%	365	360
21	4	\$32,776,160	3.6%	\$2,558,350	3.5%	190	187
22	2	\$28,113,110	3.1%	\$3,405,748	4.7%	154	152
23	3	\$32,361,140	3.6%	\$0	0.0%	140	137
24	1	\$4,232,720	0.5%	\$0	0.0%	12	12
25	0	\$0	0.0%	\$0	0.0%	0	0
26	1	\$12,312,620	1.4%	\$0	0.0%	50	49
27	1	\$11,236,760	1.2%	\$0	0.0%	38	37
28	1	\$13,391,380	1.5%	\$0	0.0%	98	96
29	0	\$0	0.0%	\$0	0.0%	0	0
30	1	\$12,288,610	1.3%	\$0	0.0%	75	74
31	6	\$72,608,630	8.0%	\$0	0.0%	281	275
32	0	\$0	0.0%	\$0	0.0%	0	0
33	2	\$44,127,480	4.8%	\$0	0.0%	182	180
34	5	\$56,040,470	6.2%	\$0	0.0%	347	342
35	2	\$12,657,250	1.4%	\$0	0.0%	36	34
36	0	\$0	0.0%	\$0	0.0%	0	0
37	2	\$16,292,230	1.8%	\$0	0.0%	98	96
38	0	\$0	0.0%	\$0	0.0%	0	0
39	0	\$0	0.0%	\$0	0.0%	0	0
40	1	\$12,699,390	1.4%	\$0	0.0%	57	56
41	1	\$12,840,110	1.4%	\$0	0.0%	42	41
42	0	\$0	0.0%	\$0	0.0%	0	0
43	1	\$12,522,420	1.4%	\$0	0.0%	50	49
44	0	\$0	0.0%	\$0	0.0%	0	0
45	1	\$10,025,380	1.1%	\$0	0.0%	60	59
46	2	\$17,769,770	2.0%	\$3,251,934	4.5%	70	68
47	4	\$48,016,320	5.3%	\$3,671,167	5.1%	243	239
48	0	\$0	0.0%	\$0	0.0%	0	0
49	1	\$4,094,880	0.4%	\$0	0.0%	40	39
50	2	\$28,972,520	3.2%	\$0	0.0%	116	114
51	3	\$39,471,240	4.3%	\$0	0.0%	242	239
52	0	\$0	0.0%	\$0	0.0%	0	0
53	1	\$25,000,000	2.7%	\$0	0.0%	140	139
Statewide	79	\$910,997,810	100.0%	\$72,515,252	100.0%	4,934	4,840

**Table A-5
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2009 9% Tax Credit Allocations by TCAC Project Number**

TCAC #	Project Name	Set Aside at Application	Construction Type	Total Unit	Total Income Units	Total Federal Allocation	Total State Allocation	City	County	Congressional District	Assembly District	Senate District
CA-2009-006	Citrus Grove Apartments	General Pool	NC	57	56	\$12,699,390	\$0	Orange	Orange	40	72	33
CA-2009-007	Juniper Avenue Family Apartments	General Pool	NC	50	49	\$12,522,420	\$0	Fontana	San Bernardino	43	62	32
CA-2009-010	The Crossings at North Hills	General Pool	NC	38	37	\$11,236,760	\$0	Los Angeles	Los Angeles	27	39	20
CA-2009-011	Young Burlington Apartments	Nonprofit HA	NC	21	20	\$5,506,140	\$0	Los Angeles	Los Angeles	31	46	22
CA-2009-012	Amorosa Village II	Nonprofit	NC	53	52	\$13,631,390	\$0	Santa Rosa	Sonoma	6	1	2
CA-2009-018	Glassell Park Community Housing	Nonprofit	NC	50	49	\$16,263,410	\$0	Los Angeles	Los Angeles	31	45	22
CA-2009-020	Ford Apartments	Nonprofit HA	RC	151	150	\$16,094,460	\$0	Los Angeles	Los Angeles	34	46	22
CA-2009-021	Horizons at Morgan Hill	General Pool	NC	49	48	\$12,262,430	\$4,087,478	Morgan Hill	Santa Clara	11	27	15
CA-2009-024	The Crossings on 29th Street	General Pool	NC	34	33	\$11,884,760	\$0	Los Angeles	Los Angeles	31	46	22
CA-2009-030	El Patio Hotel	SRO	AR	42	41	\$3,622,460	\$0	Ventura	Ventura	23	19	35
CA-2009-032	Verbena Family Apartments	General Pool	NC	80	79	\$19,918,570	\$0	San Ysidro	San Diego	51	79	40
CA-2009-033	Court and Paradise	Small Development	AR	20	20	\$2,420,300	\$725,048	Visalia	Tulare	21	34	18
CA-2009-038	Lindsay Apartments	Rural / RHS 514	AR	60	59	\$7,891,020	\$0	Lindsay	Tulare	21	34	16
CA-2009-039	Bixel House Apartments	At Risk	AR	77	76	\$8,979,710	\$0	Los Angeles	Los Angeles	34	46	22
CA-2009-042	Manzanita Hills Apartments	At Risk/Rural	AR	160	148	\$10,726,030	\$0	Anderson	Shasta	2	2	4
CA-2009-044	Boles Creek Apartments	Rural	AR	50	49	\$3,237,170	\$0	Weed	Siskiyou	2	2	4
CA-2009-045	Oak Tree Apartments	At Risk	AR	40	39	\$4,094,880	\$0	Temecula	Riverside	49	66	36
CA-2009-049	Harmon Gardens	Nonprofit HA	NC	16	15	\$3,798,760	\$0	Berkeley	Alameda	9	14	9
CA-2009-053	Parc Grove Commons II Apartments	General Pool	NC	215	213	\$25,000,000	\$8,324,665	Fresno	Fresno	20	31	16
CA-2009-058	Almondwood Apartments	At Risk	AR	39	38	\$4,649,140	\$0	Winters	Yolo	1	8	5
CA-2009-059	Vintage Plaza	Small Development	NC	18	17	\$3,922,430	\$0	Stockton	San Joaquin	18	17	5
CA-2009-060	Gridley Oaks	Rural	AR	56	55	\$4,336,500	\$1,163,748	Gridley	Butte	2	3	4
CA-2009-061	Lorena Apartments	General Pool	NC	112	111	\$24,784,000	\$0	Los Angeles	Los Angeles	33	46	22
CA-2009-065	Milan Town Homes	Small Development	NC	16	15	\$6,744,340	\$0	Los Angeles	Los Angeles	35	52	25
CA-2009-069	Hidden Creek Village	Rural	NC	81	80	\$17,895,870	\$0	Paso Robles	San Luis	22	33	15
CA-2009-073	The Varena Senior Apartments	General Pool	NC	152	150	\$14,949,350	\$0	Sacramento	Sacramento	5	5	6
CA-2009-077	Hotel Berry	SRO	AR	104	103	\$16,951,330	\$0	Sacramento	Sacramento	5	9	6
CA-2009-090	Armona Family Apartments	Rural	NC	20	19	\$3,900,750	\$1,408,930	Armona	Kings	20	30	16
CA-2009-092	15th and Commercial	SRO	NC	140	139	\$25,000,000	\$0	San Diego	San Diego	53	79	39
CA-2009-095	Main Street Village	Nonprofit HA	NC	64	63	\$24,948,690	\$0	Fremont	Alameda	13	20	10
CA-2009-096	Summer Hill Place Apartments	General Pool	NC	50	49	\$7,328,240	\$0	Fresno	Fresno	20	31	16
CA-2009-100	Fair Oaks Senior Housing	Nonprofit	NC	124	123	\$16,900,540	\$5,633,512	Sunnyvale	Santa Clara	14	13	22
CA-2009-101	Cornerstone at Japantown	General Pool	NC	53	52	\$13,741,750	\$4,580,582	San Jose	Santa Clara	16	23	13
CA-2009-103	River Canyon Apartments	Nonprofit	NC	60	59	\$10,025,380	\$0	Cathedral City	Riverside	45	80	40
CA-2009-105	Arbor Village Apartments	Nonprofit	AR	112	111	\$11,091,170	\$0	San Diego	San Diego	51	79	39
CA-2009-109	Park View Metro	Small Development	NC	21	20	\$6,695,180	\$0	Los Angeles	Los Angeles	31	26	22
CA-2009-124	The Village at Broad Street	General Pool	NC	42	41	\$14,933,650	\$0	San Luis	San Luis	23	33	15
CA-2009-129	The Alameda At San Leandro Crossings	Nonprofit	NC	100	99	\$23,383,570	\$0	San Leandro	Alameda	13	18	10
CA-2009-130	Montecito Terraces	General Pool	NC	98	96	\$13,391,380	\$0	Panorama City	Los Angeles	28	39	20
CA-2009-134	Las Margaritas Apartments	Nonprofit	NC	42	41	\$11,760,380	\$0	Los Angeles	Los Angeles	34	46	22
CA-2009-135	The Villas At Gower	Nonprofit HA	NC	70	69	\$19,343,480	\$0	Los Angeles	Los Angeles	33	45	26
CA-2009-136	Soho Apartments	Small Development	NC	12	12	\$4,232,720	\$0	Ventura	Ventura	24	35	19
CA-2009-142	Royale Apartments	General Pool	NC	36	35	\$10,497,040	\$3,251,934	Westminster	Orange	45	68	35
CA-2009-148	The Crossings at Escondido	General Pool	NC	55	54	\$20,333,050	\$0	Escondido	San Diego	50	75	38
CA-2009-151	Mosaic Apartments	General Pool	NC	56	55	\$13,699,780	\$0	Los Angeles	Los Angeles	34	46	22
CA-2009-152	East Street Senior Apartments	Small Development	NC	21	20	\$4,608,860	\$0	Redding	Shasta	2	2	4
CA-2009-153	Shasta Villas	Rural	NC	72	71	\$9,287,560	\$3,095,853	Chowchilla	Madera	19	25	14
CA-2009-158	Manchester Park	General Pool	NC	54	53	\$14,788,610	\$0	Anaheim	Orange	47	69	34
CA-2009-159	Juniper Senior Village	Nonprofit	NC	61	60	\$8,639,470	\$0	Escondido	San Diego	50	74	38
CA-2009-162	Vista Meadows Senior Apartments	Rural	NC	72	71	\$11,535,380	\$3,845,126	Hollister	San Benito	17	28	12
CA-2009-163	Villa Siena Apartments	General Pool	NC	70	69	\$17,048,660	\$0	Porterville	Tulare	21	34	18
CA-2009-171	Greenleaf Apartments	Small Development	NC	20	19	\$5,884,000	\$0	Anaheim	Orange	47	72	34

**Table A-5
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2009 9% Tax Credit Allocations by TCAC Project Number**

TCAC #	Project Name	Set Aside at Application	Construction Type	Total Low		Total Federal Allocation	Total State Allocation	City	County	Congressional District	Assembly District	Senate District
				Unit	Income Units							
CA-2009-173	McFarland Family Apartments	Rural	NC	80	79	\$11,860,990	\$0	McFarland	Kern	20	30	16
CA-2009-175	Farmersville Senior Apartments	Rural	NC	40	39	\$5,416,180	\$1,833,302	Farmersville	Tulare	21	34	18
CA-2009-178	The Crossings at Big Bear Lake	Rural	NC	42	41	\$12,840,110	\$0	Big Bear Lake	San Bernardino	41	65	31
CA-2009-179	Los Banos II Family Apartments	Rural	NC	80	79	\$12,793,620	\$4,264,540	Los Banos	Merced	18	17	12
CA-2009-180	Mills Family Housing	Nonprofit	NC	50	49	\$12,312,620	\$0	Montclair	San Bernardino	26	61	32
CA-2009-183	PATH Villas Osage Apartments	Small Development	NC	20	19	\$5,912,910	\$0	Inglewood	Los Angeles	35	51	25
CA-2009-184	Kerman Acre Apartments	Rural	NC	16	15	\$2,753,710	\$0	Kerman	Fresno	18	22	12
CA-2009-191	Jackson Hills Apartments	Rural	AR	86	80	\$10,185,100	\$0	Jackson	Amador	3	10	1
CA-2009-192	Canyon Creek	General Pool	NC	75	74	\$12,288,610	\$0	Calabasas	Los Angeles	30	41	23
CA-2009-195	Seasons at Compton	Nonprofit	NC	84	83	\$13,187,930	\$0	Compton	Los Angeles	37	52	25
CA-2009-198	Toussin Senior Apts	Small Development	NC	13	13	\$3,010,780	\$1,003,592	Kentfield	Marin	6	6	3
CA-2009-200	Artisan Court Apartments	Nonprofit	NC	56	55	\$13,805,030	\$0	Santa Barbara	Santa Barbara	23	35	19
CA-2009-204	Palace Hotel	Nonprofit HA	RC	14	13	\$3,104,300	\$0	Long Beach	Los Angeles	37	54	27
CA-2009-205	Cuatro Vientos	Nonprofit	NC	25	24	\$7,819,390	\$0	Los Angeles	Los Angeles	31	45	24
CA-2009-206	Mirandela Senior Apartments	General Pool	NC	34	33	\$7,272,730	\$0	Rancho Palos	Los Angeles	46	54	25
CA-2009-208	Grove Park Apartments	At Risk	AR	104	103	\$10,400,100	\$3,671,167	Garden Grove	Orange	47	69	34
CA-2009-209	Oak Forest Senior Villas	General Pool	NC	44	43	\$9,455,480	\$0	Oakley	Contra Costa	10	15	7
CA-2009-210	Parcel G	General Pool	NC	120	120	\$22,731,130	\$7,577,042	San Francisco	San Francisco	8	13	3
CA-2009-214	Newman Family Apartments	Rural	NC	68	67	\$9,549,280	\$3,183,093	Newman	Stanislaus	18	17	12
CA-2009-225	Riverwalk Apartments	General Pool	NC	50	49	\$8,461,500	\$0	San Diego	San Diego	51	79	40
CA-2009-226	7th & Coronado Family Apartments	Nonprofit	NC	68	67	\$24,147,240	\$0	Los Angeles	Los Angeles	31	46	22
CA-2009-227	La Gloria Senior Apartments	Rural	NC	23	22	\$4,245,230	\$0	Salinas	Monterey	17	28	12
CA-2009-228	Orchard Village	Rural / RHS 515	NC	74	73	\$16,895,470	\$5,631,822	Winters	Yolo	1	8	2
CA-2009-229	Professional Housing & Development Apts.	At Risk	AR	83	82	\$5,798,650	\$0	Los Angeles	Los Angeles	31	48	22
CA-2009-230	Rosamond United Family Apartments	Rural	NC	73	72	\$10,217,240	\$3,405,748	Rosamond	Kern	22	34	18
CA-2009-232	Orangewood Vistas	General Pool	NC	65	64	\$16,943,610	\$0	Anaheim	Orange	47	69	34
CA-2009-233	Tresor Apartments	Rural / RHS 514	NC	81	80	\$18,566,560	\$5,828,070	Salinas	Monterey	17	28	12
Grand Total of 79 Projects				4,934	4,840	\$910,997,810	\$72,515,252					

Table A-6
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2009 9% Tax Credit Allocations by Set-Aside Funding Priority*

<i>TCAC #</i>	<i>Project Name</i>	<i>Total Low Income</i>	<i>Total Federal Allocation</i>	<i>Total State Allocation</i>	<i>City</i>	<i>County</i>	<i>Housing Type</i>
Nonprofit Homeless Assistance Set-Aside							
CA-2009-011	Young Burlington Apartments	20	\$5,506,140	\$0	Los Angeles	Los Angeles	Special Needs
CA-2009-020	Ford Apartments	150	\$16,094,460	\$0	Los Angeles	Los Angeles	Single Room
CA-2009-049	Harmon Gardens	15	\$3,798,760	\$0	Berkeley	Alameda	Special Needs
CA-2009-095	Main Street Village	63	\$24,948,690	\$0	Fremont	Alameda	Special Needs
CA-2009-135	The Villas At Gower	69	\$19,343,480	\$0	Los Angeles	Los Angeles	Special Needs
CA-2009-204	Palace Hotel	13	\$3,104,300	\$0	Long Beach	Los Angeles	Special Needs
	Total of 6 Projects	330	\$72,795,830	\$0			
Nonprofit Set-Aside							
CA-2009-012	Amorosa Village II	52	\$13,631,390	\$0	Santa Rosa	Sonoma	Large Family
CA-2009-018	Glassell Park Community Housing	49	\$16,263,410	\$0	Los Angeles	Los Angeles	Large Family
CA-2009-100	Fair Oaks Senior Housing	123	\$16,900,540	\$5,633,512	Sunnyvale	Santa Clara	Senior
CA-2009-103	River Canyon Apartments	59	\$10,025,380	\$0	Cathedral City	Riverside	Large Family
CA-2009-105	Arbor Village Apartments	111	\$11,091,170	\$0	San Diego	San Diego	Large Family
CA-2009-129	The Alameda At San Leandro Crossings	99	\$23,383,570	\$0	San Leandro	Alameda	Large Family
CA-2009-134	Las Margaritas Apartments	41	\$11,760,380	\$0	Los Angeles	Los Angeles	Large Family
CA-2009-159	Juniper Senior Village	60	\$8,639,470	\$0	Escondido	San Diego	Senior
CA-2009-180	Mills Family Housing	49	\$12,312,620	\$0	Montclair	San Bernardino	Large Family
CA-2009-195	Seasons at Compton	83	\$13,187,930	\$0	Compton	Los Angeles	Senior
CA-2009-200	Artisan Court Apartments	55	\$13,805,030	\$0	Santa Barbara	Santa Barbara	Single Room
CA-2009-205	Cuatro Vientos	24	\$7,819,390	\$0	Los Angeles	Los Angeles	Large Family
CA-2009-226	7th & Coronado Family Apartments	67	\$24,147,240	\$0	Los Angeles	Los Angeles	Large Family
	Total of 13 Project	872	\$182,967,520	\$5,633,512			
Rural RHS Set-Aside							
CA-2009-038	Lindsay Apartments	59	\$7,891,020	\$0	Lindsay	Tulare	At-Risk
CA-2009-228	Orchard Village	73	\$16,895,470	\$5,631,822	Winters	Yolo	Large Family
CA-2009-233	Tresor Apartments	80	\$18,566,560	\$5,828,070	Salinas	Monterey	Large Family
	Total of 3 Projects	212	\$43,353,050	\$11,459,892			
Rural Set-Aside							
CA-2009-044	Boles Creek Apartments	49	\$3,237,170	\$0	Weed	Siskiyou	At-Risk
CA-2009-060	Gridley Oaks	55	\$4,336,500	\$1,163,748	Gridley	Butte	Senior
CA-2009-069	Hidden Creek Village	80	\$17,895,870	\$0	Paso Robles	San Luis Obispo	Large Family
CA-2009-090	Armona Family Apartments	19	\$3,900,750	\$1,408,930	Armona	Kings	Large Family
CA-2009-153	Shasta Villas	71	\$9,287,560	\$3,095,853	Chowchilla	Madera	Large Family
CA-2009-162	Vista Meadows Senior Apartments	71	\$11,535,380	\$3,845,126	Hollister	San Benito	Senior

Table A-6
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2009 9% Tax Credit Allocations by Set-Aside Funding Priority*

<i>TCAC #</i>	<i>Project Name</i>	<i>Total Low Income</i>	<i>Total Federal Allocation</i>	<i>Total State Allocation</i>	<i>City</i>	<i>County</i>	<i>Housing Type</i>
CA-2009-173	McFarland Family Apartments	79	\$11,860,990	\$0	McFarland	Kern	Large Family
CA-2009-175	Farmersville Senior Apartments	39	\$5,416,180	\$1,833,302	Farmersville	Tulare	Senior
CA-2009-178	The Crossings at Big Bear Lake	41	\$12,840,110	\$0	Big Bear Lake	San Bernardino	Large Family
CA-2009-179	Los Banos II Family Apartments	79	\$12,793,620	\$4,264,540	Los Banos	Merced	Large Family
CA-2009-184	Kerman Acre Apartments	15	\$2,753,710	\$0	Kerman	Fresno	Large Family
CA-2009-191	Jackson Hills Apartments	80	\$10,185,100	\$0	Jackson	Amador	At-Risk
CA-2009-214	Newman Family Apartments	67	\$9,549,280	\$3,183,093	Newman	Stanislaus	Large Family
CA-2009-227	La Gloria Senior Apartments	22	\$4,245,230	\$0	Salinas	Monterey	Senior
CA-2009-230	Rosamond United Family Apartments	72	\$10,217,240	\$3,405,748	Rosamond	Kern	Large Family
	Total of 15 Projects	839	\$130,054,690	\$22,200,340			
	Small Development Set-Aside						
CA-2009-033	Court and Paradise	20	\$2,420,300	\$725,048	Visalia	Tulare	Large Family
CA-2009-059	Vintage Plaza	17	\$3,922,430	\$0	Stockton	San Joaquin	Large Family
CA-2009-065	Milan Town Homes	15	\$6,744,340	\$0	Los Angeles	Los Angeles	Large Family
CA-2009-109	Park View Metro	20	\$6,695,180	\$0	Los Angeles	Los Angeles	Large Family
CA-2009-136	Soho Apartments	12	\$4,232,720	\$0	Ventura	Ventura	Large Family
CA-2009-152	East Street Senior Apartments	20	\$4,608,860	\$0	Redding	Shasta	Senior
CA-2009-171	Greenleaf Apartments	19	\$5,884,000	\$0	Anaheim	Orange	Large Family
CA-2009-183	PATH Villas Osage Apartments	19	\$5,912,910	\$0	Inglewood	Los Angeles	Large Family
CA-2009-198	Toussin Senior Aprtments	13	\$3,010,780	\$1,003,592	Kentfield	Marin	Senior
	Total of 9 Projects	155	\$43,431,520	\$1,728,640			
	At-Risk Set-Aside						
CA-2009-039	Bixel House Apartments	76	\$8,979,710	\$0	Los Angeles	Los Angeles	At-Risk
CA-2009-042	Manzanita Hills Apartments	148	\$10,726,030	\$0	Anderson	Shasta	At-Risk
CA-2009-045	Oak Tree Apartments	39	\$4,094,880	\$0	Temecula	Riverside	At-Risk
CA-2009-058	Almondwood Apartments	38	\$4,649,140	\$0	Winters	Yolo	At-Risk
CA-2009-208	Grove Park Apartments	103	\$10,400,100	\$3,671,167	Garden Grove	Orange	At-Risk
CA-2009-229	Professional Housing & Development Apts.	82	\$5,798,650	\$0	Los Angeles	Los Angeles	At-Risk
	Total of 6 Projects	486	\$44,648,510	\$3,671,167			
	SRO/Special Needs Set-Aside						
CA-2009-030	El Patio Hotel	41	\$3,622,460	\$0	Ventura	Ventura	Single Room
CA-2009-077	Hotel Berry	103	\$16,951,330	\$0	Sacramento	Sacramento	Single Room
CA-2009-092	15th and Commercial	139	\$25,000,000	\$0	San Diego	San Diego	Single Room
	Total of 3 Projects	283	\$45,573,790	\$0			

Table A-6
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2009 9% Tax Credit Allocations by Set-Aside Funding Priority*

<i>TCAC #</i>	<i>Project Name</i>	<i>Total Low Income</i>	<i>Total Federal Allocation</i>	<i>Total State Allocation</i>	<i>City</i>	<i>County</i>	<i>Housing Type</i>
Geographic Apportionment							
CA-2009-006	Citrus Grove Apartments	56	\$12,699,390	\$0	Orange	Orange	Large Family
CA-2009-007	Juniper Avenue Family Apartments	49	\$12,522,420	\$0	Fontana	San Bernardino	Large Family
CA-2009-010	The Crossings at North Hills	37	\$11,236,760	\$0	Los Angeles	Los Angeles	Large Family
CA-2009-021	Horizons at Morgan Hill	48	\$12,262,430	\$4,087,478	Morgan Hill	Santa Clara	Senior
CA-2009-024	The Crossings on 29th Street	33	\$11,884,760	\$0	Los Angeles	Los Angeles	Large Family
CA-2009-032	Verbena Family Apartments	79	\$19,918,570	\$0	San Ysidro	San Diego	Large Family
CA-2009-053	Parc Grove Commons II Apartments	213	\$25,000,000	\$8,324,665	Fresno	Fresno	Large Family
CA-2009-061	Lorena Apartments	111	\$24,784,000	\$0	Los Angeles	Los Angeles	Large Family
CA-2009-073	The Varenna Senior Apartments	150	\$14,949,350	\$0	Sacramento	Sacramento	Senior
CA-2009-096	Summer Hill Place Apartments	49	\$7,328,240	\$0	Fresno	Fresno	Large Family
CA-2009-101	Cornerstone at Japantown	52	\$13,741,750	\$4,580,582	San Jose	Santa Clara	Large Family
CA-2009-124	The Village at Broad Street	41	\$14,933,650	\$0	San Luis Obispo	San Luis Obispo	Large Family
CA-2009-130	Montecito Terraces	96	\$13,391,380	\$0	Panorama City	Los Angeles	Senior
CA-2009-142	Royale Apartments	35	\$10,497,040	\$3,251,934	Westminster	Orange	Large Family
CA-2009-148	The Crossings at Escondido	54	\$20,333,050	\$0	Escondido	San Diego	Large Family
CA-2009-151	Mosaic Apartments	55	\$13,699,780	\$0	Los Angeles	Los Angeles	Large Family
CA-2009-158	Manchester Park	53	\$14,788,610	\$0	Anaheim	Orange	Large Family
CA-2009-163	Villa Siena Apartments	69	\$17,048,660	\$0	Porterville	Tulare	Large Family
CA-2009-192	Canyon Creek	74	\$12,288,610	\$0	Calabasas	Los Angeles	Senior
CA-2009-206	Mirandela Senior Apartments	33	\$7,272,730	\$0	Rancho Palos	Los Angeles	Senior
CA-2009-209	Oak Forest Senior Villas	43	\$9,455,480	\$0	Oakley	Contra Costa	Senior
CA-2009-210	Parcel G	120	\$22,731,130	\$7,577,042	San Francisco	San Francisco	Single Room
CA-2009-225	Riverwalk Apartments	49	\$8,461,500	\$0	San Diego	San Diego	Large Family
CA-2009-232	Orangewood Vistas	64	\$16,943,610	\$0	Anaheim	Orange	Large Family
	Total of 24 Projects	1,663	\$348,172,900	\$27,821,701			
	Grand Total of 79 Projects	4,840	\$910,997,810	\$72,515,252			

**This table reflects the set-aside under which each project was awarded, and may differ from the set-aside under which a project applied.*

Table A-7
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2009 9% Tax Credit Allocations by County

<i>TCAC #</i>	<i>Project Name</i>	<i>Low- Income Units</i>	<i>Total Federal Allocation</i>	<i>Total State Allocation</i>	<i>City</i>	<i>Housing Type</i>
Alameda						
CA-2009-129	The Alameda At San Leandro Crossings	99	\$23,383,570	\$0	San Leandro	Large Family
CA-2009-049	Harmon Gardens	15	\$3,798,760	\$0	Berkeley	Special Needs
CA-2009-095	Main Street Village	63	\$24,948,690	\$0	Fremont	Special Needs
	Total of 3 projects	177	\$52,131,020	\$0		
Amador						
CA-2009-191	Jackson Hills Apartments	80	\$10,185,100	\$0	Jackson	At-Risk
	Total of 1 project	80	\$10,185,100	\$0		
Butte						
CA-2009-060	Gridley Oaks	55	\$4,336,500	\$1,163,748	Gridley	Senior
	Total of 1 project	55	\$4,336,500	\$1,163,748		
Contra Costa						
CA-2009-209	Oak Forest Senior Villas	43	\$9,455,480	\$0	Oakley	Senior
	Total of 1 project	43	\$9,455,480	\$0		
Fresno						
CA-2009-053	Parc Grove Commons II Apartments	213	\$25,000,000	\$8,324,665	Fresno	Large Family
CA-2009-096	Summer Hill Place Apartments	49	\$7,328,240	\$0	Fresno	Large Family
CA-2009-184	Kerman Acre Apartments	15	\$2,753,710	\$0	Kerman	Large Family
	Total of 3 projects	277	\$35,081,950	\$8,324,665		
Kern						
CA-2009-173	McFarland Family Apartments	79	\$11,860,990	\$0	McFarland	Large Family
CA-2009-230	Rosamond United Family Apartments	72	\$10,217,240	\$3,405,748	Rosamond	Large Family
	Total of 2 projects	151	\$22,078,230	\$3,405,748		
Kings						
CA-2009-090	Armona Family Apartments	19	\$3,900,750	\$1,408,930	Armona	Large Family
	Total of 1 project	19	\$3,900,750	\$1,408,930		
Los Angeles						
CA-2009-039	Bixel House Apartments	76	\$8,979,710	\$0	Los Angeles	At-Risk
CA-2009-229	Professional Housing & Development Apts.	82	\$5,798,650	\$0	Los Angeles	At-Risk
CA-2009-010	The Crossings at North Hills	37	\$11,236,760	\$0	Los Angeles	Large Family
CA-2009-024	The Crossings on 29th Street	33	\$11,884,760	\$0	Los Angeles	Large Family
CA-2009-061	Lorena Apartments	111	\$24,784,000	\$0	Los Angeles	Large Family
CA-2009-130	Montecito Terraces	96	\$13,391,380	\$0	Panorama City	Senior
CA-2009-151	Mosaic Apartments	55	\$13,699,780	\$0	Los Angeles	Large Family
CA-2009-192	Canyon Creek	74	\$12,288,610	\$0	Calabasas	Senior
CA-2009-206	Mirandela Senior Apartments	33	\$7,272,730	\$0	Rancho Palos Verdes	Senior
CA-2009-018	Glassell Park Community Housing	49	\$16,263,410	\$0	Los Angeles	Large Family
CA-2009-134	Las Margaritas Apartments	41	\$11,760,380	\$0	Los Angeles	Large Family
CA-2009-195	Seasons at Compton	83	\$13,187,930	\$0	Compton	Senior
CA-2009-205	Cuatro Vientos	24	\$7,819,390	\$0	Los Angeles	Large Family
CA-2009-226	7th & Coronado Family Apartments	67	\$24,147,240	\$0	Los Angeles	Large Family
CA-2009-011	Young Burlington Apartments	20	\$5,506,140	\$0	Los Angeles	Special Needs
CA-2009-020	Ford Apartments	150	\$16,094,460	\$0	Los Angeles	SRO
CA-2009-135	The Villas At Gower	69	\$19,343,480	\$0	Los Angeles	Special Needs
CA-2009-204	Palace Hotel	13	\$3,104,300	\$0	Long Beach	Special Needs
CA-2009-065	Milan Town Homes	15	\$6,744,340	\$0	Los Angeles	Large Family
CA-2009-109	Park View Metro	20	\$6,695,180	\$0	Los Angeles	Large Family
CA-2009-183	PATH Villas Osage Apartments	19	\$5,912,910	\$0	Inglewood	Large Family
	Total of 21 projects	\$1,167	\$245,915,540	\$0		

Table A-7
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2009 9% Tax Credit Allocations by County

<i>TCAC #</i>	<i>Project Name</i>	<i>Low- Income Units</i>	<i>Total Federal Allocation</i>	<i>Total State Allocation</i>	<i>City</i>	<i>Housing Type</i>
Madera						
CA-2009-153	Shasta Villas	71	\$9,287,560	\$3,095,853	Chowchilla	Large Family
	Total of 1 project	71	\$9,287,560	\$3,095,853		
Marin						
CA-2009-198	Toussin Senior Apts	13	\$3,010,780	\$1,003,592	Kentfield	Senior
	Total of 1 project	13	\$3,010,780	\$1,003,592		
Merced						
CA-2009-179	Los Banos II Family Apts	79	\$12,793,620	\$4,264,540	Los Banos	Large Family
	Total of 1 project	79	\$12,793,620	\$4,264,540		
Monterey						
CA-2009-227	La Gloria Senior Apts	22	\$4,245,230	\$0	Salinas	Senior
CA-2009-233	Tresor Apts	80	\$18,566,560	\$5,828,070	Salinas	Large Family
	Total of 2 projects	102	\$22,811,790	\$5,828,070		
Orange						
CA-2009-208	Grove Park Apts	103	\$10,400,100	\$3,671,167	Garden Grove	At-Risk
CA-2009-006	Citrus Grove Apts	56	\$12,699,390	\$0	Orange	Large Family
CA-2009-142	Royale Apts	35	\$10,497,040	\$3,251,934	Westminster	Large Family
CA-2009-158	Manchester Park	53	\$14,788,610	\$0	Anaheim	Large Family
CA-2009-232	Orangetown Vistas	64	\$16,943,610	\$0	Anaheim	Large Family
CA-2009-171	Greenleaf Apts	19	\$5,884,000	\$0	Anaheim	Large Family
	Total of 6 projects	330	\$71,212,750	\$6,923,101		
Riverside						
CA-2009-045	Oak Tree Apts	39	\$4,094,880	\$0	Temecula	At-Risk
CA-2009-103	River Canyon Apts	59	\$10,025,380	\$0	Cathedral City	Large Family
	Total of 2 projects	98	\$14,120,260	\$0		
Sacramento						
CA-2009-073	The Varena Senior Apts	150	\$14,949,350	\$0	Sacramento	Senior
CA-2009-077	Hotel Berry	103	\$16,951,330	\$0	Sacramento	SRO
	Total of 2 projects	253	\$31,900,680	\$0		
San Benito						
CA-2009-162	Vista Meadows Senior Apts	71	\$11,535,380	\$3,845,126	Hollister	Senior
	Total of 1 project	71	\$11,535,380	\$3,845,126		
San Bernardino						
CA-2009-007	Juniper Avenue Family Apts	49	\$12,522,420	\$0	Fontana	Large Family
CA-2009-180	Mills Family Housing	49	\$12,312,620	\$0	Montclair	Large Family
CA-2009-178	The Crossings at Big Bear Lake	41	\$12,840,110	\$0	Big Bear Lake	Large Family
	Total of 3 projects	139	\$37,675,150	\$0		
San Diego						
CA-2009-032	Verben Family Apts	79	\$19,918,570	\$0	San Ysidro	Large Family
CA-2009-148	The Crossings at Escondido	54	\$20,333,050	\$0	Escondido	Large Family
CA-2009-225	Riverwalk Apts	49	\$8,461,500	\$0	San Diego	Large Family
CA-2009-105	Arbor Village Apts	111	\$11,091,170	\$0	San Diego	Large Family
CA-2009-159	Juniper Senior Village	60	\$8,639,470	\$0	Escondido	Senior
CA-2009-092	15th and Commercial	139	\$25,000,000	\$0	San Diego	SRO
	Total of 6 projects	492	\$93,443,760	\$0		
San Francisco						
CA-2009-210	Parcel G	120	\$22,731,130	\$7,577,042	San Francisco	SRO
	Total of 1 project	120	\$22,731,130	\$7,577,042		

Table A-7
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2009 9% Tax Credit Allocations by County

<i>TCAC #</i>	<i>Project Name</i>	<i>Low- Income Units</i>	<i>Total Federal Allocation</i>	<i>Total State Allocation</i>	<i>City</i>	<i>Housing Type</i>
San Joaquin						
CA-2009-059	Vintage Plaza	17	\$3,922,430	\$0	Stockton	Large Family
	Total of 1 project	17	\$3,922,430	\$0		
San Luis Obispo						
CA-2009-124	The Village at Broad Street	41	\$14,933,650	\$0	San Luis Obispo	Large Family
CA-2009-069	Hidden Creek Village	80	\$17,895,870	\$0	Paso Robles	Large Family
	Total of 2 projects	121	\$32,829,520	\$0		
Santa Barbara						
CA-2009-200	Artisan Court Apartments	55	\$13,805,030	\$0	Santa Barbara	SRO
	Total of 1 project	55	\$13,805,030	\$0		
Santa Clara						
CA-2009-021	Horizons at Morgan Hill	48	\$12,262,430	\$4,087,478	Morgan Hill	Senior
CA-2009-101	Cornerstone at Japantown	52	\$13,741,750	\$4,580,582	San Jose	Large Family
CA-2009-100	Fair Oaks Senior Housing	123	\$16,900,540	\$5,633,512	Sunnyvale	Senior
	Total of 3 projects	223	\$42,904,720	\$14,301,572		
Shasta						
CA-2009-042	Manzanita Hills Apartments	148	\$10,726,030	\$0	Anderson	At-Risk
CA-2009-152	East Street Senior Apartments	20	\$4,608,860	\$0	Redding	Senior
	Total of 2 projects	168	\$15,334,890	\$0		
Siskiyou						
CA-2009-044	Boles Creek Apartments	49	\$3,237,170	\$0	Weed	At-Risk
	Total of 1 project	49	\$3,237,170	\$0		
Sonoma						
CA-2009-012	Amorosa Village II	52	\$13,631,390	\$0	Santa Rosa	Large Family
	Total of 1 project	52	\$13,631,390	\$0		
Stanislaus						
CA-2009-214	Newman Family Apartments	67	\$9,549,280	\$3,183,093	Newman	Large Family
	Total of 1 project	67	\$9,549,280	\$3,183,093		
Tulare						
CA-2009-163	Villa Siena Apartments	69	\$17,048,660	\$0	Porterville	Large Family
CA-2009-175	Farmersville Senior Apartments	39	\$5,416,180	\$1,833,302	Farmersville	Senior
CA-2009-038	Lindsay Apartments	59	\$7,891,020	\$0	Lindsay	At-Risk
CA-2009-033	Court and Paradise	20	\$2,420,300	\$725,048	Visalia	Large Family
	Total of 4 projects	187	\$32,776,160	\$2,558,350		
Ventura						
CA-2009-136	Soho Apartments	12	\$4,232,720	\$0	Ventura	Large Family
CA-2009-030	El Patio Hotel	41	\$3,622,460	\$0	Ventura	SRO
	Total of 2 projects	53	\$7,855,180	\$0		
Yolo						
CA-2009-058	Almondwood Apartments	38	\$4,649,140	\$0	Winters	At-Risk
CA-2009-228	Orchard Village	73	\$16,895,470	\$5,631,822	Winters	Large Family
	Total of 2 projects	111	\$21,544,610	\$5,631,822		
Grand Total of 79 Projects		4,840	910,997,810	72,515,252		

**Table A-8
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Financing Breakdown for 2009 9% Allocations**

TCAC #	Project Name	Total Development Cost (TDC)	Current Payment Financing	Current Financing as % of TDC	Deferred Govt Financing	Deferred Govt Financing as % of TDC	Other Funding Sources	Other Funding as % of	TCAC ARRA Gap Financing	Tax Credit		Investor Equity	Investor Equity as % of
										Factor	Investor Equity		
CA-2009-006	Citrus Grove Apartments	\$20,335,051	\$3,414,600	16.8%	\$7,851,785	38.6%	\$100	0.0%	\$0	0.7141	\$9,068,566	44.6%	
CA-2009-007	Juniper Avenue Family Apartments	\$24,060,877	\$1,235,000	5.1%	\$13,435,000	55.8%	\$0	0.0%	\$0	0.7499	\$9,390,877	39.0%	
CA-2009-010	The Crossings at North Hills	\$16,474,915	\$1,515,000	9.2%	\$3,520,719	21.4%	\$1,101,373	6.7%	\$1,348,412	0.8000	\$8,989,411	54.6%	
CA-2009-011	Young Burlington Apartments	\$11,006,655	\$0	0.0%	\$5,976,840	54.3%	\$350,000	3.2%	\$660,737	0.7300	\$4,019,078	36.5%	
CA-2009-012	Amorosa Village II	\$18,015,060	\$1,912,500	10.6%	\$6,560,589	36.4%	\$0	0.0%	\$0	0.7000	\$9,541,971	53.0%	
CA-2009-018	Glassell Park Community Housing	\$27,461,934	\$2,300,000	8.4%	\$12,194,835	44.4%	\$29,505	0.1%	\$1,301,073	0.7155	\$11,636,521	42.4%	
CA-2009-020	Ford Apartments	\$28,310,266	\$0	0.0%	\$13,934,700	49.2%	\$1,500,000	5.3%	\$1,609,446	0.7000	\$11,266,120	39.8%	
CA-2009-021	Horizons at Morgan Hill	\$20,559,958	\$2,075,000	10.1%	\$5,309,387	25.8%	\$381,763	1.9%	\$1,757,616	0.7300	\$11,036,192	53.7%	
CA-2009-024	The Crossings on 29th Street	\$19,879,146	\$1,195,000	6.0%	\$8,515,355	42.8%	\$66,741	0.3%	\$1,426,172	0.7300	\$8,675,878	43.6%	
CA-2009-030	El Patio Hotel	\$6,956,459	\$652,582	9.4%	\$3,094,284	44.5%	\$363,728	5.2%	\$221,517	0.7245	\$2,624,348	37.7%	
CA-2009-032	Verbena Family Apartments	\$26,259,602	\$5,500,000	20.9%	\$6,801,000	25.9%	\$15,602	0.1%	\$0	0.7000	\$13,943,000	53.1%	
CA-2009-033	Court and Paradise	\$3,863,880	\$0	0.0%	\$1,806,218	46.7%	\$925	0.0%	\$0	0.7000	\$2,056,737	53.2%	
CA-2009-038	Lindsay Apartments	\$8,780,891	\$1,121,000	12.8%	\$2,136,174	24.3%	\$0	0.0%	\$0	0.7000	\$5,523,717	62.9%	
CA-2009-039	Bixel House Apartments	\$11,011,772	\$800,000	7.3%	\$0	0.0%	\$2,848,406	25.9%	\$1,077,566	0.7000	\$6,285,800	57.1%	
CA-2009-042	Manzanita Hills Apartments	\$18,006,869	\$6,375,000	35.4%	\$2,660,000	14.8%	\$391,904	2.2%	\$0	0.7999	\$8,579,965	47.6%	
CA-2009-044	Boles Creek Apartments	\$5,117,161	\$1,350,000	26.4%	\$1,132,300	22.1%	\$45,384	0.9%	\$0	0.7999	\$2,589,477	50.6%	
CA-2009-045	Oak Tree Apartments	\$7,777,484	\$2,950,000	37.9%	\$1,234,200	15.9%	\$235,480	3.0%	\$491,386	0.7000	\$2,866,418	36.9%	
CA-2009-049	Harmon Gardens	\$6,253,149	\$0	0.0%	\$2,782,090	44.5%	\$432,048	6.9%	\$379,876	0.7000	\$1,426,135	42.5%	
CA-2009-053	Parc Grove Commons II Apartments	\$42,618,986	\$7,956,500	18.7%	\$12,000,154	28.2%	\$1,000,000	2.3%	\$0	0.7000	\$21,662,332	50.8%	
CA-2009-058	Almondwood Apartments	\$6,522,295	\$1,410,000	21.6%	\$1,300,000	19.9%	\$0	0.0%	\$557,897	0.7000	\$3,254,398	49.9%	
CA-2009-059	Vintage Plaza	\$6,381,669	\$0	0.0%	\$3,243,725	50.8%	\$0	0.0%	\$392,243	0.7000	\$2,745,701	43.0%	
CA-2009-060	Gridley Oaks	\$7,237,632	\$2,200,000	30.4%	\$1,128,000	15.6%	\$32,018	0.4%	\$260,190	0.7000	\$3,617,424	50.0%	
CA-2009-061	Lorena Apartments	\$38,161,385	\$7,365,025	19.3%	\$10,000,000	26.2%	\$969,156	2.5%	\$0	0.8000	\$19,827,204	52.0%	
CA-2009-065	Milan Town Homes	\$8,745,952	\$1,645,227	18.8%	\$1,600,000	18.3%	\$105,253	1.2%	\$674,434	0.7000	\$4,721,038	54.0%	
CA-2009-069	Hidden Creek Village	\$19,681,724	\$4,843,842	24.6%	\$1,000,000	5.1%	\$952,856	4.8%	\$0	0.7200	\$12,885,026	65.5%	
CA-2009-073	The Varena Senior Apartments	\$20,249,703	\$5,680,000	28.0%	\$3,228,677	15.9%	\$876,481	4.3%	\$0	0.7000	\$10,464,545	51.7%	
CA-2009-077	Hotel Berry	\$24,005,475	\$0	0.0%	\$10,113,050	42.1%	\$331,359	1.4%	\$1,695,133	0.7000	\$11,865,933	49.4%	
CA-2009-090	Armona Family Apartments	\$5,663,227	\$500,000	8.8%	\$1,500,000	26.5%	\$0	0.0%	\$0	0.7000	\$3,663,227	64.7%	
CA-2009-092	15th and Commercial	\$58,727,607	\$0	0.0%	\$38,725,080	65.9%	\$2,527	0.0%	\$0	0.8000	\$20,000,000	34.1%	
CA-2009-095	Main Street Village	\$28,869,126	\$800,000	2.8%	\$8,085,350	28.0%	\$24,824	0.1%	\$2,494,869	0.7000	\$17,464,083	60.5%	
CA-2009-096	Summer Hill Place Apartments	\$8,518,826	\$1,389,055	16.3%	\$2,000,000	23.5%	\$0	0.0%	\$0	0.7000	\$5,129,771	60.2%	
CA-2009-100	Fair Oaks Senior Housing	\$40,428,954	\$8,839,700	21.9%	\$14,399,000	35.6%	\$8,042	0.0%	\$2,535,080	0.7000	\$14,647,132	36.2%	
CA-2009-101	Cornerstone at Japantown	\$26,953,715	\$4,045,000	15.0%	\$8,444,232	31.3%	\$493,709	1.8%	\$2,061,262	0.7000	\$11,909,512	44.2%	
CA-2009-103	River Canyon Apartments	\$15,526,287	\$1,446,595	9.3%	\$4,756,162	30.6%	\$2,005,000	12.9%	\$0	0.7300	\$7,318,530	47.1%	
CA-2009-105	Arbor Village Apartments	\$22,405,954	\$6,200,000	27.7%	\$6,400,000	28.6%	\$470,960	2.1%	\$1,330,940	0.7217	\$8,004,054	35.7%	
CA-2009-109	Park View Metro	\$9,205,935	\$1,907,000	20.7%	\$1,808,888	19.6%	\$0	0.0%	\$803,421	0.7000	\$4,686,626	50.9%	
CA-2009-124	The Village at Broad Street	\$17,065,834	\$2,320,000	13.6%	\$1,800,000	10.5%	\$998,911	5.9%	\$746,683	0.7500	\$11,200,240	65.6%	
CA-2009-129	The Alameda At San Leandro Crossings	\$40,078,579	\$3,528,000	8.8%	\$14,499,380	36.2%	\$2,520,000	6.3%	\$2,806,029	0.7153	\$16,725,170	41.7%	
CA-2009-130	Montecito Terraces	\$24,122,512	\$4,479,362	18.6%	\$9,669,182	40.1%	\$599,999	2.5%	\$0	0.7000	\$9,373,969	38.9%	
CA-2009-134	Las Margaritas Apartments	\$15,011,788	\$1,456,000	9.7%	\$4,512,501	30.1%	\$336,100	2.2%	\$474,918	0.7000	\$8,232,269	54.8%	
CA-2009-135	The Villas At Gower	\$30,914,299	\$0	0.0%	\$14,627,493	47.3%	\$1,972,630	6.4%	\$773,739	0.7000	\$13,540,437	43.8%	
CA-2009-136	Soho Apartments	\$7,610,047	\$1,703,114	22.4%	\$2,186,724	28.7%	\$249,375	3.3%	\$507,927	0.7000	\$2,962,907	38.9%	
CA-2009-142	Royale Apartments	\$17,561,855	\$2,559,961	14.6%	\$5,544,000	31.6%	\$212,446	1.2%	\$0	0.7300	\$9,245,448	52.6%	
CA-2009-148	The Crossings at Escondido	\$28,050,556	\$2,330,000	8.3%	\$8,967,945	32.0%	\$79,506	0.3%	\$2,439,967	0.7000	\$14,233,138	50.7%	
CA-2009-151	Mosaic Apartments	\$21,356,614	\$2,169,097	10.2%	\$8,478,880	39.7%	\$22,806	0.1%	\$1,095,984	0.7000	\$9,589,848	44.9%	
CA-2009-152	East Street Senior Apartments	\$5,448,296	\$0	0.0%	\$1,150,000	21.1%	\$611,209	11.2%	\$0	0.8000	\$3,687,087	67.7%	
CA-2009-153	Shasta Villas	\$12,350,225	\$2,891,000	23.4%	\$850,000	6.9%	\$560,006	4.5%	\$0	0.7000	\$8,049,219	65.2%	
CA-2009-158	Manchester Park	\$23,746,680	\$5,158,000	21.7%	\$6,462,020	27.2%	\$0	0.0%	\$1,774,633	0.7000	\$10,352,027	43.6%	
CA-2009-159	Juniper Senior Village	\$15,232,953	\$2,616,000	17.2%	\$5,650,959	37.1%	\$400,000	2.6%	\$0	0.7600	\$6,565,994	43.1%	
CA-2009-162	Vista Meadows Senior Apartments	\$17,806,894	\$400,000	2.2%	\$5,709,962	32.1%	\$353,809	2.0%	\$1,345,794	0.7000	\$9,997,329	56.1%	
CA-2009-163	Villa Siena Apartments	\$19,262,403	\$0	0.0%	\$6,874,692	35.7%	\$453,648	2.4%	\$0	0.7000	\$11,934,063	62.0%	
CA-2009-171	Greenleaf Apartments	\$8,214,738	\$600,000	7.3%	\$2,809,036	34.2%	\$392,702	4.8%	\$0	0.7500	\$4,413,000	53.7%	
CA-2009-173	McFarland Family Apartments	\$13,895,591	\$3,043,900	21.9%	\$1,000,000	7.2%	\$990,062	7.1%	\$0	0.7000	\$8,861,629	63.8%	
CA-2009-175	Farmersville Senior Apartments	\$7,166,589	\$500,000	7.0%	\$1,900,000	26.5%	\$0	0.0%	\$0	0.7000	\$4,766,589	66.5%	
CA-2009-178	The Crossings at Big Bear Lake	\$16,894,683	\$715,000	4.2%	\$5,394,914	31.9%	\$0	0.0%	\$1,540,813	0.7199	\$9,243,956	54.7%	

**Table A-8
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Financing Breakdown for 2009 9% Allocations**

TCAC #	Project Name	Total Development Cost (TDC)	Current Payment Financing	Current Financing as % of TDC	Deferred Govt Financing	Deferred Govt Financing as % of TDC	Other Funding Sources	Other Funding as % of	TCAC ARRA Gap Financing	Tax Credit Factor	Investor Equity	Investor Equity as % of
CA-2009-179	Los Banos II Family Apartments	\$17,611,742	\$3,343,900	19.0%	\$2,180,000	12.4%	\$1,000,037	5.7%	\$0	0.7000	\$11,087,805	63.0%
CA-2009-180	Mills Family Housing	\$17,951,330	\$1,539,000	8.6%	\$6,300,000	35.1%	\$1,175,000	6.5%	\$0	0.7259	\$8,937,330	49.8%
CA-2009-183	PATH Villas Osage Apartments	\$9,015,895	\$0	0.0%	\$4,876,858	54.1%	\$0	0.0%	\$0	0.7000	\$4,139,037	45.9%
CA-2009-184	Kerman Acre Apartments	\$4,450,205	\$0	0.0%	\$2,100,000	47.2%	\$147,238	3.3%	\$275,371	0.7000	\$1,927,596	43.3%
CA-2009-191	Jackson Hills Apartments	\$15,383,385	\$5,000,000	32.5%	\$2,000,000	13.0%	\$235,306	1.5%	\$1,018,509	0.7000	\$7,129,570	46.3%
CA-2009-192	Canyon Creek	\$20,609,011	\$3,300,000	16.0%	\$7,153,280	34.7%	\$939,275	4.6%	\$0	0.7500	\$9,216,456	44.7%
CA-2009-195	Seasons at Compton	\$23,592,263	\$1,255,000	5.3%	\$10,485,460	44.4%	\$1,037,700	4.4%	\$1,582,552	0.7000	\$9,231,551	39.1%
CA-2009-198	Toussin Senior Apts	\$6,170,485	\$751,000	12.2%	\$1,862,379	30.2%	\$250,000	4.1%	\$451,617	0.7600	\$2,855,489	46.3%
CA-2009-200	Artisan Court Apartments	\$12,929,050	\$0	0.0%	\$1,200,000	9.3%	\$270,873	2.1%	\$1,656,604	0.7099	\$9,801,573	75.8%
CA-2009-204	Palace Hotel	\$5,999,300	\$0	0.0%	\$3,030,967	50.5%	\$414,828	6.9%	\$372,516	0.7026	\$2,180,989	36.4%
CA-2009-205	Cuatro Vientos	\$11,570,491	\$879,000	7.6%	\$4,407,560	38.1%	\$225,100	1.9%	\$585,260	0.7000	\$5,473,571	47.3%
CA-2009-206	Mirandela Senior Apartments	\$12,764,879	\$883,970	6.9%	\$6,790,000	53.2%	\$0	0.0%	\$0	0.7000	\$5,090,909	39.9%
CA-2009-208	Grove Park Apartments	\$23,956,385	\$6,309,000	26.3%	\$3,800,000	15.9%	\$2,926,965	12.2%	\$1,541,706	0.7500	\$9,378,714	39.1%
CA-2009-209	Oak Forest Senior Villas	\$9,762,586	\$2,098,000	21.5%	\$0	0.0%	\$336,585	3.4%	\$0	0.7750	\$7,328,001	75.1%
CA-2009-210	Parcel G	\$44,973,106	\$0	0.0%	\$19,700,422	43.8%	\$1,405,000	3.1%	\$0	0.8500	\$23,867,684	53.1%
CA-2009-214	Newman Family Apartments	\$12,829,452	\$3,039,300	23.7%	\$874,078	6.8%	\$640,033	5.0%	\$0	0.7000	\$8,276,041	64.5%
CA-2009-225	Riverwalk Apartments	\$14,214,686	\$2,716,496	19.1%	\$0	0.0%	\$4,475,145	31.5%	\$1,015,380	0.7100	\$6,007,665	42.3%
CA-2009-226	7th & Coronado Family Apartments	\$29,682,013	\$2,786,840	9.4%	\$5,286,267	17.8%	\$4,311,516	14.5%	\$0	0.7163	\$17,297,390	58.3%
CA-2009-227	La Gloria Senior Apartments	\$5,193,586	\$646,924	12.5%	\$1,575,000	30.3%	\$0	0.0%	\$0	0.7000	\$2,971,662	57.2%
CA-2009-228	Orchard Village	\$22,242,740	\$2,800,000	12.6%	\$2,300,000	10.3%	\$0	0.0%	\$2,500,000	0.7000	\$14,642,740	65.8%
CA-2009-229	Professional Housing & Development Apts.	\$13,584,882	\$3,951,000	29.1%	\$4,575,000	33.7%	\$241,543	1.8%	\$695,838	0.7108	\$4,121,500	30.3%
CA-2009-230	Rosamond United Family Apartments	\$14,076,396	\$3,221,200	22.9%	\$1,000,000	7.1%	\$1,000,252	7.1%	\$0	0.7000	\$8,854,944	62.9%
CA-2009-232	Orangewood Vistas	\$27,770,435	\$6,503,460	23.4%	\$7,373,215	26.6%	\$0	0.0%	\$2,033,233	0.7000	\$11,860,527	42.7%
CA-2009-233	Tresor Apartments	\$23,785,629	\$3,500,000	14.7%	\$3,900,000	16.4%	\$475,000	2.0%	\$0	0.7000	\$15,910,629	66.9%
Total		\$1,411,946,649	\$179,617,150		\$439,535,968		\$47,295,749		\$50,314,343		\$695,183,439	
Average				13.1%		29.2%		3.5%				50.5%
Weighted Average		\$17,872,742	\$2,273,635	12.7%	\$5,563,746	31.1%	\$598,680	3.3%	\$636,890		\$8,799,790	49.2%

APPENDIX B
2009 4% PROGRAM ALLOCATION
INFORMATION

Table B-1
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2009 4% Tax Credit Allocations By County

<i>County</i>	<i>Number of Projects</i>	<i>Total Federal Allocation</i>	<i>% of Total Federal Allocation</i>	<i>Total State Allocation</i>	<i>% of Total State Allocation</i>	<i>Total Units</i>	<i>Low Income Units</i>
Alameda	3	\$17,912,100	4.1%	\$4,622,250	68.8%	195	192
Alpine	0	\$0	0.0%	\$0	0.0%	0	0
Amador	0	\$0	0.0%	\$0	0.0%	0	0
Butte	0	\$0	0.0%	\$0	0.0%	0	0
Calaveras	0	\$0	0.0%	\$0	0.0%	0	0
Colusa	0	\$0	0.0%	\$0	0.0%	0	0
Contra Costa	2	\$16,861,340	3.9%	\$0	0.0%	131	129
Del Norte	0	\$0	0.0%	\$0	0.0%	0	0
El Dorado	1	\$3,612,400	0.8%	\$0	0.0%	84	83
Fresno	0	\$0	0.0%	\$0	0.0%	0	0
Glenn	0	\$0	0.0%	\$0	0.0%	0	0
Humboldt	0	\$0	0.0%	\$0	0.0%	0	0
Imperial	0	\$0	0.0%	\$0	0.0%	0	0
Inyo	0	\$0	0.0%	\$0	0.0%	0	0
Kern	4	\$12,674,470	2.9%	\$1,473,218	21.9%	241	236
Kings	0	\$0	0.0%	\$0	0.0%	0	0
Lake	0	\$0	0.0%	\$0	0.0%	0	0
Lassen	0	\$0	0.0%	\$0	0.0%	0	0
Los Angeles	7	\$67,189,160	15.5%	\$0	0.0%	767	760
Madera	0	\$0	0.0%	\$0	0.0%	0	0
Marin	1	\$13,329,700	3.1%	\$0	0.0%	225	223
Mariposa	0	\$0	0.0%	\$0	0.0%	0	0
Mendocino	0	\$0	0.0%	\$0	0.0%	0	0
Merced	0	\$0	0.0%	\$0	0.0%	0	0
Modoc	0	\$0	0.0%	\$0	0.0%	0	0
Mono	0	\$0	0.0%	\$0	0.0%	0	0
Monterey	2	\$21,575,810	5.0%	\$0	0.0%	371	295
Napa	1	\$4,890,360	1.1%	\$0	0.0%	36	35
Nevada	0	\$0	0.0%	\$0	0.0%	0	0
Orange	2	\$7,366,390	1.7%	\$0	0.0%	199	196
Placer	2	\$4,178,870	1.0%	\$0	0.0%	94	92
Plumas	0	\$0	0.0%	\$0	0.0%	0	0
Riverside	3	\$5,553,130	1.3%	\$0	0.0%	168	164
Sacramento	1	\$7,823,850	1.8%	\$0	0.0%	241	240
San Benito	0	\$0	0.0%	\$0	0.0%	0	0
San Bernardino	7	\$40,460,570	9.3%	\$0	0.0%	580	515
San Diego	6	\$45,856,170	10.5%	\$0	0.0%	458	453
San Francisco	4	\$52,976,490	12.2%	\$0	0.0%	383	380
San Joaquin	0	\$0	0.0%	\$0	0.0%	0	0
San Luis Obispo	1	\$1,949,130	0.4%	\$0	0.0%	53	52
San Mateo	0	\$0	0.0%	\$0	0.0%	0	0
Santa Barbara	1	\$4,340,000	1.0%	\$0	0.0%	54	53
Santa Clara	9	\$63,713,950	14.7%	\$0	0.0%	696	685
Santa Cruz	0	\$0	0.0%	\$0	0.0%	0	0
Shasta	1	\$3,675,560	0.8%	\$0	0.0%	108	106
Sierra	0	\$0	0.0%	\$0	0.0%	0	0
Siskiyou	0	\$0	0.0%	\$0	0.0%	0	0
Solano	1	\$1,909,670	0.4%	\$0	0.0%	56	55
Sonoma	1	\$10,358,460	2.4%	\$0	0.0%	65	64
Stanislaus	1	\$1,678,990	0.4%	\$622,755	9.3%	41	40

Table B-1
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2009 4% Tax Credit Allocations By County

<i>County</i>	<i>Number of Projects</i>	<i>Total Federal Allocation</i>	<i>% of Total Federal Allocation</i>	<i>Total State Allocation</i>	<i>% of Total State Allocation</i>	<i>Total Units</i>	<i>Low Income Units</i>
Sutter	0	\$0	0.0%	\$0	0.0%	0	0
Tehama	0	\$0	0.0%	\$0	0.0%	0	0
Trinity	0	\$0	0.0%	\$0	0.0%	0	0
Tulare	1	\$5,637,430	1.3%	\$0	0.0%	57	56
Tuolumne	0	\$0	0.0%	\$0	0.0%	0	0
Ventura	2	\$19,345,210	4.4%	\$0	0.0%	134	132
Yolo	0	\$0	0.0%	\$0	0.0%	0	0
Yuba	0	\$0	0.0%	\$0	0.0%	0	0
Statewide	64	\$434,869,210	100.00%	\$6,718,223	100.00%	5,437	5,236

Table B-2
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2009 4% Tax Credit Allocations by Assembly District

<i>Assembly District</i>	<i>Projects</i>	<i>Total Federal Allocation</i>	<i>% of Total Federal Allocation</i>	<i>Total State Allocation</i>	<i>% of Total State Allocation</i>	<i>Total Units</i>	<i>Low Income Units</i>
1	1	\$10,358,460	2.4%	\$0	0.0%	65	64
2	1	\$3,675,560	0.8%	\$0	0.0%	108	106
3	0	\$0	0.0%	\$0	0.0%	0	0
4	3	\$7,791,270	1.8%	\$0	0.0%	178	175
5	1	\$7,823,850	1.8%	\$0	0.0%	241	240
6	1	\$13,329,700	3.1%	\$0	0.0%	225	223
7	1	\$4,890,360	1.1%	\$0	0.0%	36	35
8	1	\$1,909,670	0.4%	\$0	0.0%	56	55
9	0	\$0	0.0%	\$0	0.0%	0	0
10	0	\$0	0.0%	\$0	0.0%	0	0
11	0	\$0	0.0%	\$0	0.0%	0	0
12	0	\$0	0.0%	\$0	0.0%	0	0
13	4	\$52,976,490	12.2%	\$0	0.0%	383	380
14	3	\$10,420,900	2.4%	\$0	0.0%	121	118
15	1	\$11,908,020	2.7%	\$0	0.0%	105	104
16	0	\$0	0.0%	\$0	0.0%	0	0
17	0	\$0	0.0%	\$0	0.0%	0	0
18	0	\$0	0.0%	\$0	0.0%	0	0
19	0	\$0	0.0%	\$0	0.0%	0	0
20	1	\$12,444,520	2.9%	\$4,622,250	68.8%	100	99
21	0	\$0	0.0%	\$0	0.0%	0	0
22	1	\$2,254,610	0.5%	\$0	0.0%	16	15
23	5	\$39,820,640	9.2%	\$0	0.0%	386	382
24	2	\$15,171,350	3.5%	\$0	0.0%	219	215
25	1	\$1,678,990	0.4%	\$622,755	9.3%	41	40
26	0	\$0	0.0%	\$0	0.0%	0	0
27	1	\$8,370,370	1.9%	\$0	0.0%	200	189
28	2	\$19,672,790	4.5%	\$0	0.0%	246	179
29	0	\$0	0.0%	\$0	0.0%	0	0
30	3	\$11,554,190	2.7%	\$1,473,218	21.9%	199	195
31	0	\$0	0.0%	\$0	0.0%	0	0
32	0	\$0	0.0%	\$0	0.0%	0	0
33	1	\$1,949,130	0.4%	\$0	0.0%	53	52
34	2	\$6,757,710	1.6%	\$0	0.0%	99	97
35	2	\$15,436,290	3.5%	\$0	0.0%	114	112
36	2	\$5,078,550	1.2%	\$0	0.0%	100	97
37	1	\$8,248,920	1.9%	\$0	0.0%	74	73
38	0	\$0	0.0%	\$0	0.0%	0	0
39	1	\$6,977,100	1.6%	\$0	0.0%	61	60
40	0	\$0	0.0%	\$0	0.0%	0	0
41	0	\$0	0.0%	\$0	0.0%	0	0
42	0	\$0	0.0%	\$0	0.0%	0	0
43	0	\$0	0.0%	\$0	0.0%	0	0
44	0	\$0	0.0%	\$0	0.0%	0	0
45	1	\$5,250,820	1.2%	\$0	0.0%	82	81
46	1	\$24,760,800	5.7%	\$0	0.0%	309	308

Table B-2
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2009 4% Tax Credit Allocations by Assembly District

<i>Assembly District</i>	<i>Projects</i>	<i>Total Federal Allocation</i>	<i>% of Total Federal Allocation</i>	<i>Total State Allocation</i>	<i>% of Total State Allocation</i>	<i>Total Units</i>	<i>Low Income Units</i>
47	0	\$0	0.0%	\$0	0.0%	0	0
48	1	\$6,562,830	1.5%	\$0	0.0%	62	61
49	0	\$0	0.0%	\$0	0.0%	0	0
50	0	\$0	0.0%	\$0	0.0%	0	0
51	1	\$7,726,460	1.8%	\$0	0.0%	104	103
52	0	\$0	0.0%	\$0	0.0%	0	0
53	0	\$0	0.0%	\$0	0.0%	0	0
54	1	\$6,410,030	1.5%	\$0	0.0%	49	48
55	1	\$9,501,120	2.2%	\$0	0.0%	100	99
56	0	\$0	0.0%	\$0	0.0%	0	0
57	0	\$0	0.0%	\$0	0.0%	0	0
58	0	\$0	0.0%	\$0	0.0%	0	0
59	0	\$0	0.0%	\$0	0.0%	0	0
60	0	\$0	0.0%	\$0	0.0%	0	0
61	0	\$0	0.0%	\$0	0.0%	0	0
62	2	\$7,748,390	1.8%	\$0	0.0%	102	101
63	2	\$26,370,960	6.1%	\$0	0.0%	345	285
64	0	\$0	0.0%	\$0	0.0%	0	0
65	2	\$2,521,540	0.6%	\$0	0.0%	79	77
66	1	\$1,024,210	0.2%	\$0	0.0%	49	48
67	1	\$4,678,930	1.1%	\$0	0.0%	164	162
68	0	\$0	0.0%	\$0	0.0%	0	0
69	1	\$2,687,460	0.6%	\$0	0.0%	35	34
70	0	\$0	0.0%	\$0	0.0%	0	0
71	0	\$0	0.0%	\$0	0.0%	0	0
72	0	\$0	0.0%	\$0	0.0%	0	0
73	0	\$0	0.0%	\$0	0.0%	0	0
74	0	\$0	0.0%	\$0	0.0%	0	0
75	0	\$0	0.0%	\$0	0.0%	0	0
76	0	\$0	0.0%	\$0	0.0%	0	0
77	2	\$13,145,800	3.0%	\$0	0.0%	128	126
78	1	\$6,608,450	1.5%	\$0	0.0%	93	92
79	3	\$26,101,920	6.0%	\$0	0.0%	237	235
80	1	\$3,270,050	0.8%	\$0	0.0%	73	71
Statewide	64	\$434,869,210	100.00%	\$6,718,223	100.00%	5,437	5,236

**Table B-3
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2009 4% Tax Credit Allocations by Senate District**

<i>Senate District</i>	<i>Projects</i>	<i>Total Federal Allocation</i>	<i>% of Total Federal Allocation</i>	<i>Total State Allocation</i>	<i>% of Total State Allocation</i>	<i>Total Units</i>	<i>Low Income Units</i>
1	1	\$3,612,400	0.8%	\$0	0.0%	84	83
2	2	\$15,248,820	3.5%	\$0	0.0%	101	99
3	5	\$66,306,190	15.2%	\$0	0.0%	608	603
4	3	\$7,854,430	1.8%	\$0	0.0%	202	198
5	1	\$1,909,670	0.4%	\$0	0.0%	56	55
6	1	\$7,823,850	1.8%	\$0	0.0%	241	240
7	1	\$11,908,020	2.7%	\$0	0.0%	105	104
8	0	\$0	0.0%	\$0	0.0%	0	0
9	3	\$10,420,900	2.4%	\$0	0.0%	121	118
10	1	\$12,444,520	2.9%	\$4,622,250	68.8%	100	99
11	0	\$0	0.0%	\$0	0.0%	0	0
12	1	\$13,205,440	3.0%	\$0	0.0%	171	106
13	9	\$63,713,950	14.7%	\$0	0.0%	696	685
14	1	\$1,678,990	0.4%	\$622,755	9.3%	41	40
15	2	\$10,319,500	2.4%	\$0	0.0%	253	241
16	3	\$11,554,190	2.7%	\$1,473,218	21.9%	199	195
17	2	\$12,284,160	2.8%	\$0	0.0%	122	120
18	3	\$7,801,020	1.8%	\$0	0.0%	151	147
19	2	\$15,436,290	3.5%	\$0	0.0%	114	112
20	1	\$6,977,100	1.6%	\$0	0.0%	61	60
21	0	\$0	0.0%	\$0	0.0%	0	0
22	1	\$24,760,800	5.7%	\$0	0.0%	309	308
23	0	\$0	0.0%	\$0	0.0%	0	0
24	0	\$0	0.0%	\$0	0.0%	0	0
25	2	\$14,289,290	3.3%	\$0	0.0%	166	164
26	1	\$5,250,820	1.2%	\$0	0.0%	82	81
27	0	\$0	0.0%	\$0	0.0%	0	0
28	2	\$15,911,150	3.7%	\$0	0.0%	149	147
29	0	\$0	0.0%	\$0	0.0%	0	0
30	0	\$0	0.0%	\$0	0.0%	0	0
31	3	\$27,633,630	6.4%	\$0	0.0%	378	317
32	2	\$7,748,390	1.8%	\$0	0.0%	102	101
33	0	\$0	0.0%	\$0	0.0%	0	0
34	1	\$2,687,460	0.6%	\$0	0.0%	35	34
35	1	\$4,678,930	1.1%	\$0	0.0%	164	162
36	3	\$14,170,010	3.3%	\$0	0.0%	177	174
37	1	\$1,258,870	0.3%	\$0	0.0%	46	45
38	0	\$0	0.0%	\$0	0.0%	0	0
39	1	\$6,608,450	1.5%	\$0	0.0%	93	92
40	4	\$29,371,970	6.8%	\$0	0.0%	310	306
Statewide	64	\$434,869,210	100.0%	\$6,718,223	100.0%	5,437	5,236

**Table B-4
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2009 4% Tax Credit Allocations by Congressional District**

<i>Congressional District</i>	<i>Projects</i>	<i>Total Federal Allocation</i>	<i>% of Total Federal Allocation</i>	<i>Total State Allocation</i>	<i>% of Total State Allocation</i>	<i>Total Units</i>	<i>Low Income Units</i>
1	2	\$15,248,820	3.5%	\$0	0.0%	101	99
2	1	\$3,675,560	0.8%	\$0	0.0%	108	106
3	1	\$7,823,850	1.8%	\$0	0.0%	241	240
4	3	\$7,791,270	1.8%	\$0	0.0%	178	175
5	0	\$0	0.0%	\$0	0.0%	0	0
6	1	\$13,329,700	3.1%	\$0	0.0%	225	223
7	1	\$4,953,320	1.1%	\$0	0.0%	26	25
8	4	\$52,976,490	12.2%	\$0	0.0%	383	380
9	2	\$5,467,580	1.3%	\$0	0.0%	95	93
10	1	\$1,909,670	0.4%	\$0	0.0%	56	55
11	1	\$11,908,020	2.7%	\$0	0.0%	105	104
12	0	\$0	0.0%	\$0	0.0%	0	0
13	1	\$12,444,520	2.9%	\$4,622,250	68.8%	100	99
14	0	\$0	0.0%	\$0	0.0%	0	0
15	3	\$17,187,200	4.0%	\$0	0.0%	216	211
16	6	\$46,526,750	10.7%	\$0	0.0%	480	474
17	2	\$21,575,810	5.0%	\$0	0.0%	371	295
18	0	\$0	0.0%	\$0	0.0%	0	0
19	1	\$1,678,990	0.4%	\$622,755	9.3%	41	40
20	3	\$11,554,190	2.7%	\$1,473,218	21.9%	199	195
21	1	\$5,637,430	1.3%	\$0	0.0%	57	56
22	2	\$3,069,410	0.7%	\$0	0.0%	95	93
23	1	\$4,340,000	1.0%	\$0	0.0%	54	53
24	2	\$19,345,210	4.4%	\$0	0.0%	134	132
25	2	\$5,078,550	1.2%	\$0	0.0%	100	97
26	1	\$16,119,030	3.7%	\$0	0.0%	225	167
27	0	\$0	0.0%	\$0	0.0%	0	0
28	1	\$6,977,100	1.6%	\$0	0.0%	61	60
29	0	\$0	0.0%	\$0	0.0%	0	0
30	0	\$0	0.0%	\$0	0.0%	0	0
31	1	\$5,250,820	1.2%	\$0	0.0%	82	81
32	0	\$0	0.0%	\$0	0.0%	0	0
33	0	\$0	0.0%	\$0	0.0%	0	0
34	1	\$24,760,800	5.7%	\$0	0.0%	309	308
35	2	\$14,289,290	3.3%	\$0	0.0%	166	164
36	2	\$15,911,150	3.7%	\$0	0.0%	149	147
37	0	\$0	0.0%	\$0	0.0%	0	0
38	0	\$0	0.0%	\$0	0.0%	0	0
39	0	\$0	0.0%	\$0	0.0%	0	0
40	0	\$0	0.0%	\$0	0.0%	0	0
41	3	\$12,773,470	2.9%	\$0	0.0%	199	195
42	0	\$0	0.0%	\$0	0.0%	0	0
43	2	\$7,748,390	1.8%	\$0	0.0%	102	101
44	0	\$0	0.0%	\$0	0.0%	0	0
45	1	\$3,270,050	0.8%	\$0	0.0%	73	71
46	1	\$4,678,930	1.1%	\$0	0.0%	164	162
47	1	\$2,687,460	0.6%	\$0	0.0%	35	34
48	0	\$0	0.0%	\$0	0.0%	0	0
49	1	\$1,024,210	0.2%	\$0	0.0%	49	48
50	0	\$0	0.0%	\$0	0.0%	0	0
51	1	\$19,648,240	4.5%	\$0	0.0%	143	142
52	2	\$13,145,800	3.0%	\$0	0.0%	128	126
53	3	\$13,062,130	3.0%	\$0	0.0%	187	185
Statewide	64	\$434,869,210	100.0%	\$6,718,223	100.0%	5,437	5,236

Table B-5
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2009 4% Tax Credit Allocations by TCAC Project Number

TCAC #	Project Name	Construction Type	Total Low			Total State Allocation	City	County	Congressional District	Assembly District	Senate District
			Total Unit	Income Units	Total Federal Allocation						
CA-2009-800	Sunnyslope Apartments	RC	33	32	\$1,262,670	\$0	Yucca Valley	San Bernardino	41	65	31
CA-2009-801	Shannon Bay Apartments	RC	50	49	\$2,676,770	\$0	Rocklin	Placer	4	4	4
CA-2009-802	Placerville Apartments	RC	84	83	\$3,612,400	\$0	Placerville	El Dorado	4	4	1
CA-2009-803	Lacy & Raitt Apartments	RC	35	34	\$2,687,460	\$0	Santa Ana	Orange	47	69	34
CA-2009-806	740 South Olive Street Senior	RC	309	308	\$24,760,800	\$0	Los Angeles	Los Angeles	34	46	22
CA-2009-807	Swansea Park Senior Apartments	RC	82	81	\$5,250,820	\$0	Los Angeles	Los Angeles	31	45	26
CA-2009-808	Lakeside Silver Sage Apartments	NC	80	79	\$8,092,080	\$0	Lakeside	San Diego	52	77	36
CA-2009-809	Arroyo Grande Villas	NC	36	35	\$4,890,360	\$0	Yountville	Napa	1	7	2
CA-2009-810	Moonlight Apartments	RC	56	55	\$1,909,670	\$0	Dixon	Solano	10	8	5
CA-2009-811	Village Green Apartments	RC	93	92	\$6,608,450	\$0	San Diego	San Diego	53	78	39
CA-2009-812	Hudson Park I and II Apartments	RC	84	82	\$2,240,310	\$0	Shafter	Kern	20	30	16
CA-2009-814	Desert Oak Apartments	RC	42	41	\$1,120,280	\$0	Mojave	Kern	22	34	18
CA-2009-815	San Sevaime Villas	NC	225	167	\$16,119,030	\$0	Rancho	San Bernardino	26	63	31
CA-2009-816	Golden Age Garden	RC	76	75	\$4,184,210	\$0	San Diego	San Diego	53	79	40
CA-2009-817	San Jacinto Apartments	RC	46	45	\$1,258,870	\$0	San Jacinto	Riverside	41	65	37
CA-2009-818	Desert View Apartments	RC	52	50	\$1,043,310	\$0	Adelanto	San Bernardino	25	36	18
CA-2009-819	Creekside Apartments	RC	49	48	\$1,024,210	\$0	Temecula	Riverside	49	66	36
CA-2009-820	Windsor Redwoods	NC	65	64	\$10,358,460	\$0	Windsor	Sonoma	1	1	2
CA-2009-822	Valley Vista Senior Housing	NC	105	104	\$11,908,020	\$0	San Ramon	Contra Costa	11	15	7
CA-2009-823	Citrus Grove of Rialto II (aka Vista Cascade)	RC	42	41	\$2,101,250	\$0	Rialto	San Bernardino	43	62	32
CA-2009-825	Ridgeway Apartments	RC	225	223	\$13,329,700	\$0	Marin City	Marin	6	6	3
CA-2009-826	Lillie Mae Jones Plaza	NC	26	25	\$4,953,320	\$0	Richmond	Contra Costa	7	14	9
CA-2009-827	Landings Phase 2	NC	143	142	\$19,648,240	\$0	Chula Vista	San Diego	51	79	40
CA-2009-828	Orange Villas	NC	18	18	\$2,269,470	\$0	Coronado	San Diego	53	79	40
CA-2009-829	Oakridge Apartments	RC	41	40	\$1,678,990	\$622,755	Oakdale	Stanislaus	19	25	14
CA-2009-830	Station District Family Housing Phase I	NC	100	99	\$12,444,520	\$4,622,250	Union City	Alameda	13	20	10
CA-2009-833	Camellia Place	NC	45	44	\$3,966,360	\$1,473,218	Bakersfield	Kern	20	30	16
CA-2009-834	Loma Linda Commons	NC	120	118	\$10,251,930	\$0	Loma Linda	San Bernardino	41	63	31
CA-2009-835	2235 Third Street	NC	36	36	\$4,874,310	\$0	San Francisco	San Francisco	8	13	3
CA-2009-836	Arc Light Company	NC	19	19	\$2,632,290	\$0	San Francisco	San Francisco	8	13	3
CA-2009-837	Orvieto Family Apartments	NC	92	91	\$8,625,300	\$0	San Jose	Santa Clara	16	23	13
CA-2009-838	Brookwood Terrace Family Apartments	NC	84	83	\$10,374,790	\$0	San Jose	Santa Clara	16	23	13
CA-2009-839	Belovida at Newbury Park Senior Apartments	NC	185	184	\$17,236,600	\$0	San Jose	Santa Clara	16	23	13
CA-2009-840	Glenoaks gardens	NC	61	60	\$6,977,100	\$0	Los Angeles	Los Angeles	28	39	20
CA-2009-841	Azahar Place	NC	60	59	\$11,096,290	\$0	Ventura	Ventura	24	35	19
CA-2009-842	Paseo Santa Barbara	NC	74	73	\$8,248,920	\$0	Santa Paula	Ventura	24	37	17
CA-2009-843	Pacific Meadows Apartments	RC	200	189	\$8,370,370	\$0	Carmel	Monterey	17	27	15
CA-2009-844	Erna P. Harris Court	RC	35	34	\$2,245,810	\$0	Berkeley	Alameda	9	14	9
CA-2009-846	Toberman Village	NC	49	48	\$6,410,030	\$0	Los Angeles	Los Angeles	36	54	28
CA-2009-847	Baldwin & Squaw Valley Apartments	RC	73	71	\$3,270,050	\$0	Blythe	Riverside	45	80	40
CA-2009-848	Arlington Hotel	RC	154	153	\$15,379,270	\$0	San Francisco	San Francisco	8	13	3
CA-2009-849	220 Golden Gate Avenue	RC	174	172	\$30,090,620	\$0	San Francisco	San Francisco	8	13	3
CA-2009-850	Fanita 48 Family Apartments	NC	48	47	\$5,053,720	\$0	Santee	San Diego	52	77	36
CA-2009-851	Amistad House	RC	60	59	\$3,221,770	\$0	Berkeley	Alameda	9	14	9

**Table B-5
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2009 4% Tax Credit Allocations by TCAC Project Number**

<i>TCAC #</i>	<i>Project Name</i>	<i>Construction Type</i>	<i>Total Low</i>		<i>Total Federal Allocation</i>	<i>Total State Allocation</i>	<i>City</i>	<i>County</i>	<i>Congressional District</i>	<i>Assembly District</i>	<i>Senate District</i>
			<i>Total Unit</i>	<i>Income Units</i>							
CA-2009-852	Rolling Hills Apartments	RC	53	52	\$1,949,130	\$0	Templeton	San Luis	22	33	15
CA-2009-853	Rodeo Drive Meadows	NC	48	47	\$4,035,240	\$0	Victorville	San Bernardino	25	36	17
CA-2009-854	Tule Vista	NC	57	56	\$5,637,430	\$0	Tulare	Tulare	21	34	18
CA-2009-855	Emerald Cove Senior Apartments	RC	164	162	\$4,678,930	\$0	Huntington	Orange	46	67	35
CA-2009-856	Dana Strand Senior Apartments	NC	100	99	\$9,501,120	\$0	Wilmington	Los Angeles	36	55	28
CA-2009-857	Placer West Apartments	RC	44	43	\$1,502,100	\$0	Rocklin	Placer	4	4	4
CA-2009-858	South Mill Creek Apartments	NC	70	69	\$5,347,520	\$0	Bakersfield	Kern	20	30	16
CA-2009-859	Aparicio Apartments	NC	54	53	\$4,340,000	\$0	Goleta	Santa Barbara	23	35	19
CA-2009-860	Vintage Oaks Senior Apartments	RC	241	240	\$7,823,850	\$0	Citrus Heights	Sacramento	3	5	6
CA-2009-861	Lezen Gardens	RC	94	92	\$6,706,110	\$0	San Jose	Santa Clara	16	24	13
CA-2009-862	Julian Gardens	RC	9	9	\$1,575,500	\$0	San Jose	Santa Clara	16	23	13
CA-2009-863	Miramar Way	RC	16	15	\$2,254,610	\$0	Santa Clara	Santa Clara	15	22	13
CA-2009-864	Cypress Gardens	RC	125	123	\$8,465,240	\$0	San Jose	Santa Clara	15	24	13
CA-2009-865	Lucretia Gardens	RC	16	15	\$2,008,450	\$0	San Jose	Santa Clara	16	23	13
CA-2009-866	Sunset Gardens	RC	75	73	\$6,467,350	\$0	Gilroy	Santa Clara	15	28	13
CA-2009-867	River Garden Apartments	RC	108	106	\$3,675,560	\$0	Anderson	Shasta	2	2	4
CA-2009-868	Tynan Village Apartments	NC	171	106	\$13,205,440	\$0	Salinas	Monterey	17	28	12
CA-2009-869	Ceres Way	NC	60	60	\$5,647,140	\$0	Fontana	San Bernardino	43	62	32
CA-2009-870	Normandie Seniors	NC	62	61	\$6,562,830	\$0	Los Angeles	Los Angeles	35	48	25
CA-2009-871	Regency Reservation	NC	104	103	\$7,726,460	\$0	Inglewood	Los Angeles	35	51	25
Grand Total of 64 Projects			5,437	5,236	\$434,869,210	\$6,718,223					

Table B-6
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2009 4% Tax Credit Allocations by County

<i>TCAC #</i>	<i>Project Name</i>	<i>Low Income Units</i>	<i>Total Federal Allocation</i>	<i>Total State Allocation</i>	<i>City</i>	<i>Housing Type</i>
Alameda						
CA-2009-830	Station District Family Housing Phase I	99	\$12,444,520	\$4,622,250	Union City	Large Family
CA-2009-844	Erna P. Harris Court	34	\$2,245,810	\$0	Berkeley	Special Needs
CA-2009-851	Amistad House	59	\$3,221,770	\$0	Berkeley	Senior
	Total of 3 Projects	192	\$17,912,100	\$4,622,250		
Contra Costa						
CA-2009-822	Valley Vista Senior Housing	104	\$11,908,020	\$0	San Ramon	Senior
CA-2009-826	Lillie Mae Jones Plaza	25	\$4,953,320	\$0	Richmond	Special Needs
	Total of 2 Projects	129	\$16,861,340	\$0		
El Dorado						
CA-2009-802	Placerville Apartments	83	\$3,612,400	\$0	Placerville	At-Risk
	Total of 1 Project	83	\$3,612,400	\$0		
Kern						
CA-2009-812	Hudson Park I and II Apartments	82	\$2,240,310	\$0	Shafter	At-Risk
CA-2009-814	Desert Oak Apartments	41	\$1,120,280	\$0	Mojave	At-Risk
CA-2009-833	Camellia Place	44	\$3,966,360	\$1,473,218	Bakersfield	Large Family
CA-2009-858	South Mill Creek Apartments	69	\$5,347,520	\$0	Bakersfield	Large Family
	Total of 4 Projects	236	\$12,674,470	\$1,473,218		
Los Angeles						
CA-2009-806	740 South Olive Street Senior	308	\$24,760,800	\$0	Los Angeles	Senior
CA-2009-807	Swansea Park Senior Apartments	81	\$5,250,820	\$0	Los Angeles	At-Risk
CA-2009-840	Glenoaks gardens	60	\$6,977,100	\$0	Los Angeles	Special Needs
CA-2009-846	Toberman Village	48	\$6,410,030	\$0	Los Angeles	Large Family
CA-2009-856	Dana Strand Senior Apartments	99	\$9,501,120	\$0	Wilmington	Senior
CA-2009-870	Normandie Seniors	61	\$6,562,830	\$0	Los Angeles	Senior
CA-2009-871	Regency Reservation	103	\$7,726,460	\$0	Inglewood	Senior
	Total of 7 Projects	760	\$67,189,160	\$0		

Table B-6
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2009 4% Tax Credit Allocations by County

<i>TCAC #</i>	<i>Project Name</i>	<i>Low Income Units</i>	<i>Total Federal Allocation</i>	<i>Total State Allocation</i>	<i>City</i>	<i>Housing Type</i>
Marin						
CA-2009-825	Ridgeway Apartments	223	\$13,329,700	\$0	Marin City	Non-Targeted
	Total of 1 Project	223	\$13,329,700	\$0		
Monterey						
CA-2009-843	Pacific Meadows Apartments	189	\$8,370,370	\$0	Carmel	Senior
CA-2009-868	Tynan Village Apartments	106	\$13,205,440	\$0	Salinas	Large Family
	Total of 2 Projects	295	\$21,575,810	\$0		
Napa						
CA-2009-809	Arroyo Grande Villas	35	\$4,890,360	\$0	Yountville	Large Family
	Total of 1 Project	35	\$4,890,360	\$0		
Orange						
CA-2009-803	Lacy & Raitt Apartments	34	\$2,687,460	\$0	Santa Ana	Large Family
CA-2009-855	Emerald Cove Senior Apartments	162	\$4,678,930	\$0	Huntington Beach	Senior
	Total of 2 Projects	196	\$7,366,390	\$0		
Placer						
CA-2009-801	Shannon Bay Apartments	49	\$2,676,770	\$0	Rocklin	At-Risk
CA-2009-857	Placer West Apartments	43	\$1,502,100	\$0	Rocklin	At-Risk
	Total of 2 Projects	92	\$4,178,870	\$0		
Riverside						
CA-2009-817	San Jacinto Apartments	45	\$1,258,870	\$0	San Jacinto	At-Risk
CA-2009-819	Creekside Apartments	48	\$1,024,210	\$0	Temecula	At-Risk
CA-2009-847	Baldwin & Squaw Valley Apartments	71	\$3,270,050	\$0	Blythe	Non-Targeted
	Total of 3 Projects	164	\$5,553,130	\$0		
Sacramento						
CA-2009-860	Vintage Oaks Senior Apartments	240	\$7,823,850	\$0	Citrus Heights	Senior
	Total of 1 Project	240	\$7,823,850	\$0		

Table B-6
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2009 4% Tax Credit Allocations by County

<i>TCAC #</i>	<i>Project Name</i>	<i>Low Income Units</i>	<i>Total Federal Allocation</i>	<i>Total State Allocation</i>	<i>City</i>	<i>Housing Type</i>
San Bernardino						
CA-2009-800	Sunnyslope Apartments	32	\$1,262,670	\$0	Yucca Valley	Non-Targeted
CA-2009-815	San Sevaine Villas	167	\$16,119,030	\$0	Rancho Cucamonga	Large Family
CA-2009-818	Desert View Apartments	50	\$1,043,310	\$0	Adelanto	At-Risk
CA-2009-823	Citrus Grove of Rialto II (aka Vista Cascade)	41	\$2,101,250	\$0	Rialto	Large Family
CA-2009-834	Loma Linda Commons	118	\$10,251,930	\$0	Loma Linda	Large Family
CA-2009-853	Rodeo Drive Meadows	47	\$4,035,240	\$0	Victorville	Large Family
CA-2009-869	Ceres Way	60	\$5,647,140	\$0	Fontana	Large Family
	Total of 7 Projects	515	\$40,460,570	\$0		
San Diego						
CA-2009-808	Lakeside Silver Sage Apartments	79	\$8,092,080	\$0	Lakeside	Large Family
CA-2009-811	Village Green Apartments	92	\$6,608,450	\$0	San Diego	Non-Targeted
CA-2009-816	Golden Age Garden	75	\$4,184,210	\$0	San Diego	Senior
CA-2009-827	Landings Phase 2	142	\$19,648,240	\$0	Chula Vista	Large Family
CA-2009-828	Orange Villas	18	\$2,269,470	\$0	Coronado	Large Family
CA-2009-850	Fanita 48 Family Apartments	47	\$5,053,720	\$0	Santee	Large Family
	Total of 6 Projects	453	\$45,856,170	\$0		
San Francisco						
CA-2009-835	2235 Third Street	36	\$4,874,310	\$0	San Francisco	Non-Targeted
CA-2009-836	Arc Light Company	19	\$2,632,290	\$0	San Francisco	Non-Targeted
CA-2009-848	Arlington Hotel	153	\$15,379,270	\$0	San Francisco	SRO
CA-2009-849	220 Golden Gate Avenue	172	\$30,090,620	\$0	San Francisco	SRO
	Total of 4 Projects	380	\$52,976,490	\$0		
San Luis Obispo						
CA-2009-852	Rolling Hills Apartments	52	\$1,949,130	\$0	Templeton	At-Risk
	Total of 1 Project	52	\$1,949,130	\$0		

Table B-6
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2009 4% Tax Credit Allocations by County

<i>TCAC #</i>	<i>Project Name</i>	<i>Low Income Units</i>	<i>Total Federal Allocation</i>	<i>Total State Allocation</i>	<i>City</i>	<i>Housing Type</i>
Santa Barbara						
CA-2009-859	Aparicio Apartments	53	\$4,340,000	\$0	Goleta	Non-Targeted
	Total of 1 Project	53	\$4,340,000	\$0		
Santa Clara						
CA-2009-837	Orvieto Family Apartments	91	\$8,625,300	\$0	San Jose	Large Family
CA-2009-838	Brookwood Terrace Family Apartments	83	\$10,374,790	\$0	San Jose	Large Family
CA-2009-839	Belovida at Newbury Park Senior Apartments	184	\$17,236,600	\$0	San Jose	Senior
CA-2009-861	Lezen Gardens	92	\$6,706,110	\$0	San Jose	Senior
CA-2009-862	Julian Gardens	9	\$1,575,500	\$0	San Jose	Large Family
CA-2009-863	Miramar Way	15	\$2,254,610	\$0	Santa Clara	Non-Targeted
CA-2009-864	Cypress Gardens	123	\$8,465,240	\$0	San Jose	Senior
CA-2009-865	Lucretia Gardens	15	\$2,008,450	\$0	San Jose	Large Family
CA-2009-866	Sunset Gardens	73	\$6,467,350	\$0	Gilroy	Senior
	Total of 9 Projects	685	\$63,713,950	\$0		
Shasta						
CA-2009-867	River Garden Apartments	106	\$3,675,560	\$0	Anderson	At-Risk
	Total of 1 Project	106	\$3,675,560	\$0		
Solano						
CA-2009-810	Moonlight Apartments	55	\$1,909,670	\$0	Dixon	At-Risk
	Total of 1 Project	55	\$1,909,670	\$0		
Sonoma						
CA-2009-820	Windsor Redwoods	64	\$10,358,460	\$0	Windsor	Large Family
	Total of 1 Project	64	\$10,358,460	\$0		
Stanislaus						
CA-2009-829	Oakridge Apartments	40	\$1,678,990	\$622,755	Oakdale	At-Risk
	Total of 1 Project	40	\$1,678,990	\$622,755		

Table B-6
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2009 4% Tax Credit Allocations by County

<i>TCAC #</i>	<i>Project Name</i>	<i>Low Income Units</i>	<i>Total Federal Allocation</i>	<i>Total State Allocation</i>	<i>City</i>	<i>Housing Type</i>
Tulare						
CA-2009-854	Tule Vista	56	\$5,637,430	\$0	Tulare	Large Family
	Total of 1 Project	56	\$5,637,430	\$0		
Ventura						
CA-2009-841	Azahar Place	59	\$11,096,290	\$0	Ventura	Large Family
CA-2009-842	Paseo Santa Barbara	73	\$8,248,920	\$0	Santa Paula	Large Family
	Total of 2 Projects	132	\$19,345,210	\$0		
Grand Total of 64 Projects		5,236	\$434,869,210	\$6,718,223		

APPENDIX C
1987 – 2009 COMPLIANCE REPORT

Table C-1
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Active Projects by County 1987-2009*

<i>County</i>	<i>January 1, 2009 Population**</i>	<i>% of Total</i>	<i>Number of Projects</i>	<i>% of Total</i>	<i>Low Income Units</i>	<i>% of Total</i>	<i>Total Federal Allocation</i>	<i>% of Total</i>	<i>Total State Allocation</i>	<i>% of Total</i>
ALAMEDA	1,556,657	4.07%	118	4.64%	8,223	4.01%	\$688,783,590	4.78%	\$39,470,679	3.94%
ALPINE	1,201	0.00%	0	0.00%	0	0.00%	\$0	0.00%	\$0	0.00%
AMADOR	38,080	0.10%	4	0.16%	240	0.12%	\$19,247,980	0.13%	\$892,896	0.09%
BUTTE	220,748	0.58%	15	0.59%	980	0.48%	\$64,157,330	0.45%	\$7,175,690	0.72%
CALAVERAS	45,987	0.12%	3	0.12%	108	0.05%	\$4,424,780	0.03%	\$1,684,684	0.17%
COLUSA	21,997	0.06%	3	0.12%	133	0.06%	\$6,463,750	0.04%	\$2,085,409	0.21%
CONTRA COSTA	1,060,435	2.77%	74	2.91%	7,336	3.58%	\$498,190,510	3.46%	\$30,006,759	3.00%
DEL NORTE	29,547	0.08%	3	0.12%	174	0.08%	\$15,751,420	0.11%	\$0	0.00%
EL DORADO	180,185	0.47%	14	0.55%	1,006	0.49%	\$61,065,490	0.42%	\$14,308,136	1.43%
FRESNO	942,298	2.46%	77	3.03%	6,849	3.34%	\$349,644,830	2.43%	\$39,400,760	3.94%
GLENN	29,239	0.08%	4	0.16%	203	0.10%	\$18,982,800	0.13%	\$5,018,729	0.50%
HUMBOLDT	132,755	0.35%	9	0.35%	364	0.18%	\$17,408,850	0.12%	\$4,344,297	0.43%
IMPERIAL	179,254	0.47%	39	1.53%	2,482	1.21%	\$171,720,790	1.19%	\$14,067,843	1.41%
INYO	18,049	0.05%	0	0.00%	0	0.00%	\$0	0.00%	\$0	0.00%
KERN	827,173	2.16%	79	3.10%	5,731	2.79%	\$414,684,660	2.88%	\$55,711,707	5.56%
KINGS	154,743	0.40%	15	0.59%	960	0.47%	\$85,103,640	0.59%	\$7,782,686	0.78%
LAKE	64,025	0.17%	10	0.39%	474	0.23%	\$27,427,440	0.19%	\$4,352,833	0.43%
LASSEN	35,550	0.09%	4	0.16%	143	0.07%	\$3,316,610	0.02%	\$435,387	0.04%
LOS ANGELES	10,393,185	27.14%	601	23.61%	43,725	21.31%	\$3,499,185,650	24.30%	\$82,233,832	8.21%
MADERA	152,331	0.40%	17	0.67%	946	0.46%	\$67,691,520	0.47%	\$9,890,147	0.99%
MARIN	258,618	0.68%	15	0.59%	874	0.43%	\$69,356,570	0.48%	\$6,009,444	0.60%
MARIPOSA	18,306	0.05%	3	0.12%	102	0.05%	\$2,079,880	0.01%	\$853,999	0.09%
MENDOCINO	90,206	0.24%	10	0.39%	407	0.20%	\$23,107,280	0.16%	\$2,905,191	0.29%
MERCED	256,450	0.67%	27	1.06%	1,490	0.73%	\$78,075,090	0.54%	\$18,001,022	1.80%
MODOC	9,698	0.03%	1	0.04%	47	0.02%	\$2,157,410	0.01%	\$0	0.00%
MONO	13,504	0.04%	2	0.08%	79	0.04%	\$10,092,700	0.07%	\$0	0.00%
MONTEREY	431,892	1.13%	43	1.69%	2,724	1.33%	\$245,191,560	1.70%	\$11,961,125	1.19%
NAPA	137,571	0.36%	15	0.59%	1,326	0.65%	\$72,543,470	0.50%	\$13,077,683	1.31%
NEVADA	98,718	0.26%	19	0.75%	1,183	0.58%	\$84,054,840	0.58%	\$4,517,333	0.45%
ORANGE	3,139,017	8.20%	111	4.36%	12,224	5.96%	\$693,511,260	4.82%	\$44,976,068	4.49%
PLACER	339,577	0.89%	31	1.22%	3,386	1.65%	\$155,098,580	1.08%	\$7,550,538	0.75%
PLUMAS	20,632	0.05%	2	0.08%	70	0.03%	\$1,308,170	0.01%	\$409,588	0.04%
RIVERSIDE	2,107,653	5.50%	107	4.20%	9,732	4.74%	\$573,192,470	3.98%	\$72,043,857	7.20%
SACRAMENTO	1,433,187	3.74%	117	4.60%	14,558	7.10%	\$724,115,800	5.03%	\$77,497,588	7.74%
SAN BENITO	58,016	0.15%	7	0.28%	269	0.13%	\$24,813,280	0.17%	\$4,042,042	0.40%
SAN BERNARDINO	2,060,950	5.38%	62	2.44%	5,576	2.72%	\$379,290,580	2.63%	\$51,331,638	5.13%
SAN DIEGO	3,173,407	8.29%	167	6.56%	16,851	8.21%	\$1,121,424,530	7.79%	\$30,026,328	3.00%
SAN FRANCISCO	845,559	2.21%	98	3.85%	8,865	4.32%	\$943,074,000	6.55%	\$37,190,316	3.71%

**Table C-1
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Active Projects by County 1987-2009***

<i>County</i>	<i>January 1, 2009 Population**</i>	<i>% of Total</i>	<i>Number of Projects</i>	<i>% of Total</i>	<i>Low Income Units</i>	<i>% of Total</i>	<i>Total Federal Allocation</i>	<i>% of Total</i>	<i>Total State Allocation</i>	<i>% of Total</i>
SAN JOAQUIN	689,480	1.80%	34	1.34%	2,443	1.19%	\$158,844,170	1.10%	\$21,141,998	2.11%
SAN LUIS OBISPO	270,429	0.71%	23	0.90%	813	0.40%	\$87,757,850	0.61%	\$2,721,474	0.27%
SAN MATEO	745,858	1.95%	32	1.26%	1,729	0.84%	\$172,100,750	1.20%	\$15,793,026	1.58%
SANTA BARBARA	431,312	1.13%	33	1.30%	2,309	1.13%	\$180,887,110	1.26%	\$5,045,130	0.50%
SANTA CLARA	1,857,621	4.85%	165	6.48%	16,376	7.98%	\$1,143,953,990	7.95%	\$108,370,124	10.82%
SANTA CRUZ	268,637	0.70%	26	1.02%	1,465	0.71%	\$135,228,720	0.94%	\$3,727,729	0.37%
SHASTA	183,023	0.48%	18	0.71%	1,160	0.57%	\$73,142,070	0.51%	\$12,570,255	1.26%
SIERRA	3,358	0.01%	1	0.04%	48	0.02%	\$842,050	0.01%	\$0	0.00%
SISKIYOU	45,973	0.12%	3	0.12%	113	0.06%	\$4,684,260	0.03%	\$539,996	0.05%
SOLANO	426,729	1.11%	30	1.18%	2,666	1.30%	\$113,449,610	0.79%	\$4,595,644	0.46%
SONOMA	486,630	1.27%	65	2.55%	4,211	2.05%	\$352,926,620	2.45%	\$12,150,464	1.21%
STANISLAUS	526,383	1.37%	21	0.83%	1,535	0.75%	\$76,613,290	0.53%	\$18,510,567	1.85%
SUTTER	96,554	0.25%	2	0.08%	93	0.05%	\$4,642,670	0.03%	\$1,661,812	0.17%
TEHAMA	62,836	0.16%	6	0.24%	271	0.13%	\$14,801,060	0.10%	\$2,735,774	0.27%
TRINITY	13,959	0.04%	2	0.08%	64	0.03%	\$1,277,520	0.01%	\$969,996	0.10%
TULARE	441,481	1.15%	58	2.28%	3,001	1.46%	\$220,862,180	1.53%	\$34,876,400	3.48%
TUOLUMNE	56,335	0.15%	10	0.39%	529	0.26%	\$29,394,060	0.20%	\$2,835,550	0.28%
VENTURA	836,080	2.18%	50	1.96%	3,898	1.90%	\$236,468,520	1.64%	\$16,198,298	1.62%
YOLO	200,709	0.52%	33	1.30%	2,142	1.04%	\$137,730,510	0.96%	\$22,797,343	2.28%
YUBA	72,900	0.19%	7	0.28%	468	0.23%	\$36,198,260	0.25%	\$12,687,284	1.27%
Totals	38,292,687	100.00%	2,545	100.00%	205,174	100.00%	\$14,397,544,380	100.00%	\$1,001,185,098	100.00%

* Includes tax-exempt bond financed projects

** State of California, Department of Finance, E-1 Population Estimates for Cities, Counties and the State with Annual Percent Change - January 1, 2008 and 2009
Sacramento, California, May 2009.

Table C-2
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Monitoring Status and Occupancy by Project 1986-2009

CTCAC Number	Project Name	Monitor Status*	Total Units	Required Tax Credit Units	Occupied Units **
CA-1987-046	Cypress Glen	Extended	54	27	27
CA-1987-053	Olive Court	Extended	24	24	24
CA-1988-002	Madrone Hotel	Extended	32	32	32
CA-1988-005	Villa Rosa Apts.	Extended	44	44	44
CA-1988-006	Feather River Apts.	Extended	34	34	34
CA-1988-007	Sierra Meadows Apts	Extended	35	35	32
CA-1988-008	Strathmore Villa Apts.	Extended	42	42	39
CA-1988-010	Conquistador Villa Apartments	Extended	38	38	35
CA-1988-013	Exeter Apartments	Extended	58	58	56
CA-1988-017	Noble Creek Apts	Extended	54	54	54
CA-1988-018	Citrus Pointe II Apartments	Extended	50	50	49
CA-1988-021	Central Valley II Apartments	Extended	38	38	37
CA-1988-022	Pixley Apts.	Extended	40	40	39
CA-1988-026	Weaver Creek Apts.	Extended	26	26	23
CA-1988-029	Sonora Terrace	Extended	46	46	44
CA-1988-041	California Terrace Apts.	Extended	32	32	31
CA-1988-044	Nice Village Apartments	Extended	28	28	26
CA-1988-045	Olympic Villa Apts.	Extended	27	27	21
CA-1988-046	1313 Castillo	Extended	3	3	3
CA-1988-047	Kingswood Apartments	Extended	43	43	43
CA-1988-048	SCA Homes	Extended	30	30	17
CA-1988-049	Bear Mountain Apts.	Extended	36	36	35
CA-1988-051	Atrium Apts.	Extended	12	12	12
CA-1988-055	Pacific Oaks	Extended	103	103	55
CA-1988-056	Salton II Village Apts.	Extended	30	30	26
CA-1988-058	Reedley Elderly	Extended	23	23	23
CA-1988-062	Magnolia Plaza Apts.	Extended	124	124	72
CA-1988-068	Woods Manor	Extended	80	80	47
CA-1988-071	Arminta North and South	Extended	60	12	12
CA-1988-076	Heather Ridge Apts.	Extended	56	56	56
CA-1988-086	Huntwood Commons	Extended	40	40	40
CA-1988-088	Riverview Plaza	Extended	123	123	107
CA-1988-093	Prospect Villa Apts.	Extended	14	14	14
CA-1988-098	Poinsettia Street Apts.	Extended	20	20	20
CA-1988-106	Schillo Gardens	Extended	29	29	27
CA-1988-108	45th Street	Extended	2	2	2
CA-1988-210	Dunbar Hotel	Extended	73	73	23
CA-1989-000	MacArthur Park Towers	Extended	183	183	183
CA-1989-004	Hotel de Riviera	Extended	30	29	20
CA-1989-006	Pershing Hotel	Extended	65	65	65
CA-1989-008	Sanford Hotel	Extended	130	130	122
CA-1989-009	The Fountains	Extended	124	112	112
CA-1989-015	Guadalupe Apts.	Extended	23	23	23
CA-1989-016	Bear River Apts.	Extended	24	24	24
CA-1989-017	Weaver Creek Senior Center Apts.	Extended	38	38	38
CA-1989-018	Grass Valley Senior Center Apts.	Extended	34	34	34
CA-1989-019	Villa Parke Homes	Extended	9	9	9
CA-1989-020	New Palace Hotel	Extended	80	80	77
CA-1989-023	Madrone Village	Extended	23	23	23
CA-1989-024	Country Way Apts.	Extended	41	41	39
CA-1989-025	Point Arena Village Apts.	Extended	26	26	24
CA-1989-031	DeRose Gardens	Extended	76	76	74
CA-1989-032	Redwood Creek Apts.	Extended	48	48	46

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CTCAC Number	Project Name	Monitor Status*	Total Units	Required Tax Credit Units	Occupied Units **
CA-1989-039	Clearlake Village	Extended	35	35	34
CA-1989-044	Alta Vista Apts.	Extended	42	42	39
CA-1989-045	Maria Alicia	Extended	20	20	16
CA-1989-046	Siskiyou Valley Apts.	Extended	36	36	36
CA-1989-051	Hudson Park II Apts	Extended	42	42	42
CA-1989-052	Pine Ridge Apts.	Extended	25	25	24
CA-1989-053	Harper Avenue Partners	Extended	17	17	17
CA-1989-055	East Garden Apartments	Extended	51	51	50
CA-1989-056	Woodlake Garden Apts.	Extended	48	48	44
CA-1989-057	California Park Apts.	Extended	45	45	45
CA-1989-059	Oak Terrace II Apts	Extended	37	37	36
CA-1989-064	Centennial Place	Extended	144	144	127
CA-1989-069	Los Alamos Senior Apartments	Extended	14	14	13
CA-1989-071	Mariposa Terrace II	Extended	36	36	35
CA-1989-078	2020-30 Cloverfield Boulevard	Extended	32	32	31
CA-1989-083	Autumn Village	Extended	40	40	38
CA-1989-087	Dent Avenue Commons	Extended	23	23	23
CA-1989-088	Ridgeview Commons	Extended	200	200	199
CA-1989-089	Mariposa Terrace Apts.	Extended	32	32	32
CA-1989-093	Vista de Oro	Extended	22	22	22
CA-1989-131	Fitch Mountain Terrace II	Extended	20	20	20
CA-1989-140	Prentice Apartments	Extended	45	45	45
CA-1989-223	Pacific Meadows (09-843)	Extended	200	146	146
CA-1990-002	Newport Village Apartments	Extended	40	40	39
CA-1990-011	Villa Los Robles	Extended	8	8	8
CA-1990-012	Casa Loma Apartments	Extended	110	110	110
CA-1990-014	San Pedro Gardens	Extended	20	17	17
CA-1990-019	Coronado Place	Extended	40	40	40
CA-1990-030	The Willows	Extended	20	20	20
CA-1990-031	The Redwoods	Extended	24	24	24
CA-1990-032	Wheeler Manor	Extended	109	109	109
CA-1990-034	Dunning Apartments	Extended	26	24	24
CA-1990-035	Casa Esperanza	Extended	10	10	0
CA-1990-036	The Las Americas Hotel	Extended	60	60	58
CA-1990-038	Roberta Stevens Villas	Extended	40	40	40
CA-1990-039	Harper Community Apartments	Extended	22	22	23
CA-1990-046	Osage Apartments	Extended	21	21	0
CA-1990-049	The Hart Hotel	Extended	39	39	39
CA-1990-057	Corcoran Garden Apartments	Extended	38	38	37
CA-1990-058	Valley Ridge Senior Apartments	Extended	38	38	38
CA-1990-059	Crescent City Senior Apartments	Extended	38	38	36
CA-1990-060	Nevada City Senior Apartments	Extended	60	60	59
CA-1990-061	Vintage West Apartments	Extended	55	55	53
CA-1990-062	San Jacinto Senior Apartments	Extended	46	46	45
CA-1990-066	Hendley Circle Apartments	Extended	27	27	25
CA-1990-076	Fox Creek	Extended	36	34	34
CA-1990-081	Heather Glen	Extended	62	62	62
CA-1990-086	Caulfield Lane Apartments	Extended	22	22	22
CA-1990-094	Fourth Street Apartments	Extended	44	44	44
CA-1990-097	Garcia Apartments	Extended	7	6	6
CA-1990-099	Green Valley Apartments	Extended	28	28	27
CA-1990-101	Embarcadero Triangle	Extended	177	167	167
CA-1990-102	Las Casas III Apartments	Extended	52	52	51

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CA-1990-103	Rohlf's Manor	Extended	213	213	213
CA-1990-104	Woodhaven Senior Residences	Extended	104	102	94
CA-1990-107	Santana Apartments	Extended	30	30	30
CA-1990-109	Lake Isabella Senior Apartments	Extended	46	46	45
CA-1990-110	Earlimart Senior Apartments	Extended	35	35	35
CA-1990-111	San Joaquin Senior Apartments	Extended	20	20	20
CA-1990-112	San Joaquin Apartments	Extended	38	38	38
CA-1990-113	Westwood Senior Apartments	Extended	24	24	23
CA-1990-116	Prospect Villa II Apartments	Extended	42	42	42
CA-1990-123	Palmer House	Extended	21	21	21
CA-1990-127	Sunflower Norton Apartments	Extended	10	10	10
CA-1990-136	Kenneth Henry Court	Extended	51	51	43
CA-1990-137	Yucca Warren Vista Apartments	Extended	50	50	44
CA-1990-138	Blackberry Oaks Apartments	Extended	42	42	40
CA-1990-140	Almond Garden Family	Extended	31	30	29
CA-1990-143	Bayless Garden Apartments	Extended	46	46	46
CA-1990-144	Oakwood II Apartments	Extended	54	54	51
CA-1990-147	Eucalyptus Garden Apartments	Extended	80	38	38
CA-1990-148	Phoenix House	Extended	156	156	66
CA-1990-150	Susanne B. Wilson Residence	Extended	63	63	61
CA-1990-153	Connecticut Street Court	Extended	10	10	10
CA-1990-154	Steamboat Point Apartments	Extended	108	108	108
CA-1990-157	Villa Santa Clara	Extended	30	30	30
CA-1990-159	Hunt's Grove Apartments	Extended	56	56	56
CA-1990-177	Rosewood Park/Willow Glen	Extended	36	36	35
CA-1991-005	Villa La Posada	Extended	42	42	42
CA-1991-009	Bella Vista Apartments Phase II (aka Terracina)	Extended	96	96	96
CA-1991-010	Terracina Apartments at San Jacinto	Extended	56	56	56
CA-1991-011	Richmond City Center Apartments	Extended	63	63	61
CA-1991-014	Stoney Creek Apartments	Extended	69	69	0
CA-1991-015	Washington Creek Apartments	Extended	32	31	0
CA-1991-024	Leonide Apartments	Extended	66	66	66
CA-1991-026	East of Eaton	Extended	76	76	74
CA-1991-027	Coyote Run Apartments	Extended	140	140	138
CA-1991-028	Del Carlo Court	Extended	25	25	25
CA-1991-029	Turk Street Apartments	Extended	175	175	166
CA-1991-031	111 Jones Street Apartments	Extended	108	107	106
CA-1991-032	La Gema Del Barrio	Extended	6	6	6
CA-1991-038	Eleventh Avenue Apartments	Extended	22	22	22
CA-1991-046	Tierra Del Vista Apartments	Extended	54	54	51
CA-1991-049	Villa Del Rey Apartments	Extended	36	36	31
CA-1991-051	Village Park	Extended	50	50	49
CA-1991-058	Montgomery Oaks	Extended	21	21	19
CA-1991-059	Sultana Acres	Extended	36	36	36
CA-1991-060	Casa Gloria	Extended	46	46	46
CA-1991-061	Henderson Homes	Extended	11	11	11
CA-1991-063	Robinson Villa	Extended	12	12	12
CA-1991-064	Greenview Village Apartments	Extended	48	48	48
CA-1991-077	Glen Eden	Extended	36	35	35
CA-1991-078	Rancho Park	Extended	54	54	52
CA-1991-081	Santa Familia	Extended	79	78	75
CA-1991-082	Willow Court Phase I	Extended	6	6	6
CA-1991-084	Open Doors	Extended	64	64	63

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CA-1991-085	Sharmon Palms	Extended	24	24	24
CA-1991-088	Tower Apartments	Extended	50	50	48
CA-1991-090	Stonebridge	Extended	80	79	79
CA-1991-102	Daybreak Grove/Sunrise Place	Extended	21	21	21
CA-1991-103	Arlington Rodeo Apartments	Extended	29	29	29
CA-1991-109	Santa Fe Townhomes	Extended	31	30	31
CA-1991-128	Sage Wood Manor	Extended	65	65	63
CA-1991-133	Park Village Apartments	Extended	28	28	48
CA-1991-134	Raitt Street Apartments	Extended	6	6	6
CA-1991-137	San Felipe Homes	Extended	20	20	19
CA-1991-139	Terracina Apartments at Elk Grove (see 08-886)	Extended	124	124	124
CA-1991-150	Jamestown Terrace	Extended	56	56	54
CA-1991-171	San Pablo Suites	Extended	43	43	36
CA-1991-173	Norwood Estates	Extended	44	44	41
CA-1991-175	Pinewood Manor Apartments	Extended	26	26	21
CA-1991-185	Willowbrook Apartments	Extended	80	16	16
CA-1991-186	Cottonwood Grove	Extended	150	30	30
CA-1991-187	Sequoia Knolls	Extended	52	20	20
CA-1992-001	Crescent Arms	Yes	186	184	162
CA-1992-002	Calexico Senior Apts.	Extended	38	38	37
CA-1992-003	Mendota Village Apts.	Extended	44	44	42
CA-1992-004	Tuolumne City Senior Apts.	Extended	30	30	29
CA-1992-005	Rohit Villas	Extended	16	7	7
CA-1992-006	Cottage Gardens Apts.	Extended	17	17	17
CA-1992-007	Monte Vista Apts.	Extended	10	10	10
CA-1992-008	Sunshine Financial Group	Extended	5	5	5
CA-1992-010	Kristine Apartments	Extended	60	59	59
CA-1992-012	Tegeler Hotel	Extended	53	53	52
CA-1992-013	Twin Pines Apts.	Extended	39	39	36
CA-1992-018	Laurel/Norton Inter-generational Community Apartme	Extended	41	40	40
CA-1992-021	Senator Hotel	Yes	99	99	92
CA-1992-022	Villa Esperanza	Yes	33	33	33
CA-1992-023	Marion Hotel	Extended	44	44	43
CA-1992-024	Second Street Center	Extended	44	43	39
CA-1992-025	Parke Los Robles	Yes	12	12	12
CA-1992-026	Hope West Apartments	Extended	17	17	17
CA-1992-027	The Carlton Apartments	Yes	24	23	23
CA-1992-028	Crescent Court	Extended	32	32	32
CA-1992-033	Grosman Apartments	Extended	13	13	12
CA-1992-034	Gray's Meadow	Extended	52	51	49
CA-1992-035	Forest Winds	Extended	48	48	48
CA-1992-037	Young Apartments	Yes	66	65	62
CA-1992-048	Sherwood Manor Apartments	Extended	34	34	34
CA-1992-050	Jacob's Square	Extended	45	45	40
CA-1992-052	Courtland Hotel	Yes	97	95	95
CA-1992-054	Regency 50	Yes	50	49	48
CA-1992-056	Norbo Hotel	Yes	57	57	57
CA-1992-057	San Pablo Hotel	Yes	144	140	135
CA-1992-058	Hacienda Townhomes	Extended	52	51	52
CA-1992-059	La Brea/Franklin Apartments	Yes	40	40	39
CA-1992-060	Nevada Woods	Extended	78	77	74
CA-1992-061	Nevada Meadows	Extended	34	33	33
CA-1992-064	Glen Berry	Extended	50	49	48

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CTCAC Number	Project Name	Monitor Status*	Total Units	Required Tax Credit Units	Occupied Units **
CA-1992-070	St. Francis Terrace	Extended	48	47	47
CA-1992-071	Hillview Glen Apartments	Extended	138	137	135
CA-1992-075	Minna Street Apartments	Yes	24	23	23
CA-1992-077	Walnut-Pixley	Extended	22	22	22
CA-1992-079	Silver Birch Apts.	Extended	35	34	33
CA-1992-089	Coachella Community Homes	Extended	98	98	96
CA-1992-090	Tlaquepaque	Extended	76	75	75
CA-1992-092	Central Avenue Village Square	Extended	45	44	45
CA-1992-093	One Wilkins Place	Extended	18	17	17
CA-1992-097	Colden Oaks	Yes	38	38	38
CA-1992-099	Terracina Oaks at Auburn	Extended	56	56	56
CA-1992-100	The Terraces at Capitol Park	Extended	60	59	59
CA-1992-101	Le Grand Apartments	Extended	35	34	33
CA-1992-103	Canon Kip Community House	Extended	104	104	103
CA-1992-107	Witmer City Lights	Extended	16	16	15
CA-1992-108	Village Grove Apts.	Extended	47	47	47
CA-1992-111	Fell Street Apartments	Extended	82	81	81
CA-1992-112	La Pradera	Extended	48	47	47
CA-1992-113	Almaden Lake Apartments	Extended	144	143	142
CA-1992-119	Wheatland Meadows aka Sunset Valley Apartments	Extended	88	88	88
CA-1992-127	Beverly City Lights	Extended	40	40	39
CA-1992-128	Sequoia View Apts.	Extended	42	42	42
CA-1992-135	Tuscany Villas [Villa Calabria]	Extended	36	36	36
CA-1992-140	Larkin Pine Senior Housing	Yes	63	62	62
CA-1992-141	1028 Howard Street Apartments	Extended	30	30	30
CA-1992-150	Curry Senior Apts.	Extended	48	48	47
CA-1992-151	Tierra Linda Apartments	Extended	18	18	18
CA-1992-152	Pajaro Court	Extended	10	10	10
CA-1992-155	Laureola Oaks	Extended	16	16	15
CA-1992-156	Hatfield Homes	Yes	48	48	47
CA-1992-157	El Centro Family Housing	Yes	8	8	8
CA-1992-161	Vintage Oaks Senior Apartments	Extended	241	241	241
CA-1992-163	The Knox SRO	Yes	140	140	132
CA-1992-166	Marcus Garvey Commons	Extended	22	22	22
CA-1992-169	Esperanza Garden Apts.	Yes	10	10	10
CA-1992-180	Vallejo Street Senior Apts.	Yes	45	45	44
CA-1992-186	Las Brisas	Extended	30	30	30
CA-1992-188	Windmere	Yes	48	47	47
CA-1992-190	Austin Manor Apartments	Extended	22	22	20
CA-1992-192	Main Street Manor/Almond View	Extended	72	71	67
CA-1992-193	Shady Lane Apartments	Extended	34	33	33
CA-1992-194	The Shasta Hotel	Extended	80	80	73
CA-1992-195	Riverhouse Hotel	Extended	75	74	74
CA-1992-198	Plaza del Sol	Yes	58	57	57
CA-1992-205	The Meadows Apartments	Extended	134	133	133
CA-1992-207	Sherwood Manor	Yes	38	37	35
CA-1992-901	Altadena Vistas Apartments	Yes	22	22	22
CA-1992-904	Del Norte Place	Extended	135	27	27
CA-1992-906	Villa Anaheim	Extended	135	134	130
CA-1992-909	San Paulo Apartments	Extended	382	153	151
CA-1992-910	Holly Street Village	Yes	75	75	75
CA-1992-912	Madera Villa Apts	Extended	136	28	28
CA-1993-001	Winters Senior Center Apts	Extended	38	37	37

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CA-1993-004	The Oaks Apartments	Yes	36	36	35
CA-1993-005	Squaw Valley Apts	Extended	33	32	33
CA-1993-008	Baker Park	Yes	98	96	96
CA-1993-009	Woodpark Apartments	Yes	128	128	128
CA-1993-013	Elaine Null Court	Yes	14	14	14
CA-1993-016	Rustic Gardens	Extended	19	18	17
CA-1993-019	Soledad Senior Apts	Extended	40	40	40
CA-1993-020	Boulder Creek Apts	Yes	156	156	146
CA-1993-026	Somerville I & II	Yes	41	40	38
CA-1993-027	La Villa Mariposa	Yes	115	115	115
CA-1993-028	La Posada	Yes	61	60	60
CA-1993-030	Fumbah Manor	Yes	18	18	18
CA-1993-031	Klimpel Manor	Yes	59	58	58
CA-1993-032	Klein School Site Senior Housing (Ginzton Terrace)	Extended	107	106	106
CA-1993-033	The Carroll Inn	Yes	121	121	116
CA-1993-036	Hillview Village	Yes	50	49	48
CA-1993-037	Solinas Village Apartments	Yes	52	51	51
CA-1993-038	Villa Solimar	Yes	32	32	32
CA-1993-040	Pinole Grove Senior Housing	Yes	70	69	67
CA-1993-045	Palm Garden Apartments	Yes	90	89	89
CA-1993-046	Nueva Vista Apts	Yes	32	31	31
CA-1993-047	St. Andrews Bungalow Court	Yes	16	16	16
CA-1993-048	Werner Illing House (Argle Arms)	Yes	21	20	20
CA-1993-049	Fairview Village	Yes	8	8	8
CA-1993-051	Mary Andrews Clark Residence	Yes	152	152	137
CA-1993-053	Colina Vista Apts	Yes	35	35	33
CA-1993-054	Morrone Gardens	Extended	102	100	99
CA-1993-056	Las Serenas Senior Apartments	Yes	108	107	107
CA-1993-057	Terracina Apts at Vineyard	Yes	64	63	63
CA-1993-058	Umoja Apartments	Yes	30	29	29
CA-1993-060	Canaan Gardens	Yes	7	7	7
CA-1993-061	Indio Desert Palms	Yes	144	142	132
CA-1993-063	Sunset Creek	Yes	76	75	75
CA-1993-066	Weedpatch Country Apts	Extended	36	35	34
CA-1993-068	Plaza Vermont	Yes	79	79	79
CA-1993-071	Brynview Terrace	Yes	8	8	8
CA-1993-074	Sunrise Terrace	Extended	52	52	52
CA-1993-075	Parlier Garden Apts.	Extended	41	40	40
CA-1993-076	Tahoe Pines Apts.	Extended	28	27	26
CA-1993-077	Colonial Village Roseville	Yes	56	56	53
CA-1993-079	Almond Garden Elderly Apts	Extended	34	33	32
CA-1993-081	Colonial Village Auburn	Yes	56	55	52
CA-1993-082	Southcove Apts	Yes	54	54	50
CA-1993-083	Nueva Sierra Vista Apartments	Yes	35	34	33
CA-1993-089	Sonoma Creekside Homes	Yes	43	42	40
CA-1993-092	Casa Serena Sr. Apts.	Yes	48	47	47
CA-1993-093	Park Stanton Seniors Apts	Yes	335	335	322
CA-1993-094	Manilla Terrace	Yes	30	29	29
CA-1993-095	Campina Court Apartments	Yes	60	59	56
CA-1993-096	Cameron Park Village	Yes	80	79	70
CA-1993-101	The Claridge Hotel (Ridge Hotel)	Extended	202	202	190
CA-1993-104	Delta Plaza Apts.	Extended	30	29	28
CA-1993-105	Crossroad Gardens	Yes	70	69	69

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CA-1993-106	Taylor Terrace	Extended	168	168	152
CA-1993-107	Rio Vista Village	Yes	75	74	74
CA-1993-108	Baldwin Apartments	Extended	40	40	40
CA-1993-110	Rugby Plaza	Yes	183	183	179
CA-1993-119	Mission Terrace Apartments	Yes	77	76	74
CA-1993-120	Bracher Gardens	Yes	72	71	71
CA-1993-123	Washington Villa Apartments	Yes	21	21	21
CA-1993-124	Villa del Pueblo	Yes	81	81	81
CA-1993-125	Pinmore Gardens	Yes	51	50	47
CA-1993-126	Vineland Place	Yes	18	18	18
CA-1993-127	Florence Avenue Villa	Extended	20	19	19
CA-1993-128	815 Ashland	Yes	45	45	44
CA-1993-130	Avalon Courtyard	Yes	91	91	91
CA-1993-131	La Mirada Senior Apartments	Yes	100	100	100
CA-1993-132	Valley Village Apartments	Yes	188	188	182
CA-1993-137	New Hope Senior Village	Yes	56	56	55
CA-1993-138	Sea Ranch Apartments	Extended	31	31	31
CA-1993-142	C. L. Dellums Apts	Yes	73	72	68
CA-1993-145	Martha Bryant Manor	Yes	77	75	75
CA-1993-147	Chestnut Place	Yes	50	49	48
CA-1993-148	Fillmore Marketplace	Yes	120	118	115
CA-1993-150	Sunshine Financial Group II	Yes	14	14	14
CA-1993-154	Luisa Apartments	Yes	56	55	55
CA-1993-156	La Fenetre Apartments	Yes	50	50	49
CA-1993-157	Miranda Villa	Yes	109	108	108
CA-1993-159	Catalonia Townhomes	Yes	50	50	49
CA-1993-160	Arroyo Vista Apartments	Yes	155	155	155
CA-1993-162	Marina Manor	Yes	39	39	39
CA-1993-165	Lakewood Terrace Apts	Yes	76	76	72
CA-1993-166	Claremont Villas Senior	Extended	154	153	150
CA-1993-167	The Inn At Woodbridge	Yes	116	116	116
CA-1993-168	Market Heights Apartments	Yes	46	45	45
CA-1993-169	Harp Plaza	Yes	20	20	19
CA-1993-172	Downtown Apartments	Yes	34	34	30
CA-1993-176	Annadale Housing Project	Yes	222	222	191
CA-1993-177	Beechwood Terrace	Extended	25	25	24
CA-1993-178	Sea Gate Village	Yes	44	44	34
CA-1993-181	Lavell Village	Extended	49	49	49
CA-1993-901	Marina Pointe Apartments	Extended	583	117	117
CA-1993-902	Regency Court	Yes	115	115	114
CA-1994-002	Truckee Pines Apartments	Yes	104	104	101
CA-1994-005	Oceanside Gardens Apartments	Yes	21	21	21
CA-1994-006	Villa San Miguel	Yes	50	50	50
CA-1994-007	Huron Garden Apartments	Yes	38	38	38
CA-1994-010	Grey Goose Townhomes	Extended	9	9	9
CA-1994-018	Holly Courts	Yes	40	40	40
CA-1994-025	Rincon de los Esteros	Extended	246	246	243
CA-1994-026	Coit Apartments	Yes	106	105	105
CA-1994-030	Round Walk Village	Yes	129	127	126
CA-1994-031	The Gardens	Yes	20	19	19
CA-1994-032	Park Place Apartments	Yes	49	49	47
CA-1994-035	Golden Oak Manor	Yes	50	49	50
CA-1994-036	Hollywood El Centro Apartments	Yes	88	87	87

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CA-1994-037	Villa Del Norte	Yes	88	88	87
CA-1994-040	Villa Loma Apartments	Yes	344	341	338
CA-1994-041	Doreatha Mitchell Apartments	Yes	30	29	27
CA-1994-044	Rancheria Village Apartments	Yes	14	14	14
CA-1994-047	Courtyard Apartments	Yes	108	108	106
CA-1994-051	Irvine Inn	Yes	194	192	184
CA-1994-052	El Patio Community Housing	Yes	74	73	73
CA-1994-053	Campbell Commons	Yes	56	55	55
CA-1994-054	Cawelti Court	Yes	28	28	28
CA-1994-058	Maplewood	Yes	100	99	99
CA-1994-060	Huntington Hacienda Apartments	Yes	117	116	112
CA-1994-064	Mountain View	Yes	60	59	56
CA-1994-065	Mark Twain Senior Community Center	Yes	106	105	105
CA-1994-067	Foothill Vista Apartments	Yes	112	111	100
CA-1994-068	Los Angeles City Lights	Yes	32	31	31
CA-1994-071	East Fullerton Villas	Yes	27	26	26
CA-1994-072	Corona Ranch	Extended	74	73	73
CA-1994-073	Eden Palms Apartments	Yes	150	150	127
CA-1994-078	Paul Mirabile Center	Yes	175	175	175
CA-1994-080	Church Lane	Yes	22	21	21
CA-1994-081	Casa de Los Robles	Yes	6	6	6
CA-1994-082	555 Ellis Street Family Apartments	Yes	38	37	38
CA-1994-090	Rose Valley Apartments	Yes	36	35	34
CA-1994-091	Middletown Garden Apartments	Yes	36	35	35
CA-1994-092	Murphys Senior Apartments	Yes	24	23	23
CA-1994-093	Lake Isabella Senior II Apartments	Yes	40	39	39
CA-1994-095	Prospect Villa III Apartments	Yes	30	29	28
CA-1994-096	Montague Apartments	Yes	28	27	28
CA-1994-100	Merrill Road Apartments	Yes	15	15	0
CA-1994-103	Terracina Apartments at Cathedral City	Yes	80	80	80
CA-1994-106	Alamar Apartments	Yes	24	24	20
CA-1994-108	Mayacamas Village Apts	Extended	51	50	50
CA-1994-113	Mecca Apartments II	Yes	60	59	58
CA-1994-121	Terraces Apartments	Yes	190	190	175
CA-1994-122	Firebaugh Garden Apartments	Yes	40	39	38
CA-1994-123	Chowchilla Garden Apartments	Yes	54	53	52
CA-1994-125	Alamar Apartments II	Yes	80	79	73
CA-1994-127	Corning Garden Apartments	Yes	38	37	37
CA-1994-128	Mariposa Apartments	Yes	34	33	31
CA-1994-130	El Patio Community Housing Phase II	Yes	40	39	39
CA-1994-131	Midtown Gardens	Yes	205	141	141
CA-1994-134	Tyler Park Townhomes III	Yes	28	28	28
CA-1994-135	Tyler Park Townhomes	Yes	30	30	28
CA-1994-138	Gabilan Hills Townhomes	Yes	100	99	99
CA-1994-139	La Casa Grande	Yes	1	1	1
CA-1994-140	Tyler Park Townhomes II	Yes	30	29	29
CA-1994-141	The Harrison Hotel	Yes	81	80	80
CA-1994-144	Gramercy Court	Yes	16	15	15
CA-1994-146	Huff Avenue Family Housing	Yes	72	72	70
CA-1994-147	Villa Florentina	Yes	13	12	12
CA-1994-148	Avenida Terrace Apartments	Yes	8	8	8
CA-1994-149	Casa Velasquez	Yes	13	13	13
CA-1994-152	Hazeltine Apartments	Yes	35	34	31

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CA-1994-153	Wyandotte Apartments	Yes	73	72	72
CA-1994-157	Poco Way Family Housing	Yes	129	128	128
CA-1994-159	205 Jones Street Apartments	Yes	51	50	48
CA-1994-160	Columbia Park	Yes	50	49	49
CA-1994-161	1101 Howard Street	Yes	34	34	33
CA-1994-162	White Oak-Lassen Apartments	Yes	80	80	77
CA-1994-165	Auburn Heights	Yes	160	160	120
CA-1994-167	The Altamont Hotel	Yes	88	88	86
CA-1994-170	Mt. Whitney Plaza	Yes	29	28	28
CA-1994-176	Valle de Las Brisas	Yes	81	80	79
CA-1994-180	Cedar Road Apts	Yes	40	39	39
CA-1994-181	La Hacienda Apartments	Yes	36	35	35
CA-1994-186	Seasons at la Quinta	Yes	91	91	90
CA-1994-190	Danbury Park	Yes	140	139	2
CA-1994-192	Creekview Apartments	Yes	36	35	35
CA-1994-196	Athens Glen Apartments	Yes	51	50	51
CA-1994-203	Adams-Congress Apartments	Yes	46	45	46
CA-1994-205	Park Meadows	Yes	140	138	138
CA-1994-207	Knox Glen Apartments	Yes	55	54	53
CA-1994-208	Valencia House	Yes	47	46	40
CA-1994-210	The Oaks at Joiner Ranch	Yes	88	87	79
CA-1994-216	Cambridge Court	Yes	132	130	130
CA-1994-220	Crossing at North Loop (Tarnigan Terrace)	Yes	112	112	110
CA-1994-901	Shasta Villa Apartments	Yes	20	19	19
CA-1994-902	Willowbrook Apartments II	Extended	96	21	21
CA-1994-905	The Rose Gardens	Yes	133	132	132
CA-1994-906	Victoria Woods-San Bernardino	Extended	178	176	173
CA-1995-002	LA Town Homes	Yes	7	7	7
CA-1995-006	1500 Orange Place	Yes	32	31	0
CA-1995-008	Serrano Apartments	Yes	42	41	41
CA-1995-009	Roscoe Apartments	Yes	25	24	24
CA-1995-011	Budlong Avenue Apartments	Yes	12	11	11
CA-1995-012	Hotel Woodland	Yes	76	75	61
CA-1995-014	Roosevelt Townhomes	Yes	22	21	21
CA-1995-020	San Vicente Townhomes	Yes	50	50	49
CA-1995-024	Harden Ranch Apartments	Yes	100	98	98
CA-1995-031	Jasmine Heights Apartments	Yes	128	126	126
CA-1995-033	Klamath Gardens	Yes	17	16	16
CA-1995-037	Jardines del Valle	Yes	18	17	17
CA-1995-038	Mezes Court	Yes	81	80	76
CA-1995-039	Hyde Park Place Apartments	Yes	29	28	28
CA-1995-040	Gateway Village	Yes	48	47	45
CA-1995-043	Villa Metropolitano	Yes	53	52	52
CA-1995-044	Almond Court	Yes	36	35	35
CA-1995-045	Alabama Court	Yes	43	42	18
CA-1995-047	Good Samaritan Family Apartments	Yes	20	19	20
CA-1995-049	Gower Street Apartments	Yes	55	54	52
CA-1995-051	Juan Pifarre Plaza	Yes	30	29	29
CA-1995-054	Gloria Way Community Housing	Yes	38	37	37
CA-1995-055	Main Street Affordable (Main Street Park I)	Yes	36	35	35
CA-1995-056	Pickering Place	Yes	43	42	42
CA-1995-057	Euclid Villa Transition Housing	Yes	15	15	14
CA-1995-059	Oxnard Villa	Yes	40	39	38

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CA-1995-060	Parthenia Court	Yes	25	24	24
CA-1995-061	Reseda Village	Yes	42	41	41
CA-1995-064	Heritage Park at Hanford	Yes	81	80	80
CA-1995-066	Marsh Creek Apartments	Yes	126	126	119
CA-1995-069	Hayes Valley Phase I & II	Yes	110	109	109
CA-1995-070	Noble Pines Apartments	Yes	68	67	66
CA-1995-071	Ashwood Court Apartments	Yes	72	71	71
CA-1995-072	Washington Court	Yes	30	29	29
CA-1995-074	Lyric Hotel	Yes	58	58	56
CA-1995-075	Plaza-Ramona Apartments	Yes	63	61	60
CA-1995-076	Washington Courtyard	Yes	90	90	84
CA-1995-077	Parkside Apartments	Yes	79	78	78
CA-1995-078	Ohlone Court Apartments	Yes	135	133	133
CA-1995-079	Santa Alicia	Yes	84	82	80
CA-1995-081	Strobridge Court Apartments	Yes	97	96	96
CA-1995-082	Figueroa Senior Housing	Yes	66	66	66
CA-1995-083	Normandie Senior Housing	Yes	75	75	75
CA-1995-091	Rumrill Place Apartments	Yes	32	31	30
CA-1995-095	Summerhill Apartments	Yes	128	128	122
CA-1995-097	479 Natoma Street	Yes	30	30	29
CA-1995-098	2300 Van Ness Ave. Apartments	Yes	22	22	22
CA-1995-099	Kennedy Court	Yes	32	32	31
CA-1995-101	Sky Parkway Estates	Yes	80	79	77
CA-1995-102	Greenway Village	Yes	54	54	51
CA-1995-103	Westgate Townhomes	Yes	40	39	39
CA-1995-104	Mountain View Townhomes	Yes	37	36	36
CA-1995-105	Land Park Woods	Yes	75	74	68
CA-1995-106	Parkview Family Apartments	Yes	90	88	88
CA-1995-108	Hobson Way Family Housing/ Casa San Juan	Yes	64	63	61
CA-1995-109	Cecilia Place	Yes	16	15	16
CA-1995-111	Bristlecone Apartments	Yes	30	29	29
CA-1995-114	Rose Hotel	Yes	75	75	68
CA-1995-116	Gilroy Park Apartments	Yes	74	73	69
CA-1995-117	Brentwood Park Apartments	Yes	80	79	76
CA-1995-119	Placer Village Apartments	Yes	76	75	68
CA-1995-123	Canoas Terrace Apartments	Yes	112	112	109
CA-1995-128	Palos Verde Apartments	Yes	32	31	31
CA-1995-131	Terracina Apartments at Laguna Creek	Yes	136	134	136
CA-1995-132	Villa Siena Apartments	Yes	126	124	124
CA-1995-133	Villa Cortina Apartments	Yes	116	114	114
CA-1995-135	Terracina at Morgan Hill	Yes	76	76	72
CA-1995-141	Quinn Cottages	Yes	60	60	60
CA-1995-142	Charleston Place Apartments	Yes	82	81	75
CA-1995-143	University Park Apartments	Yes	20	19	19
CA-1995-145	Casa Seville / Memory Park	Yes	53	52	52
CA-1995-146	Alderwood	Yes	80	78	76
CA-1995-901	Vista Valle Townhomes	Yes	48	47	47
CA-1995-903	Plaza del Sol Sr. Apts	Yes	80	79	78
CA-1995-907	Warwick Square Apartments	Yes	500	500	442
CA-1995-908	Amanda Park	Yes	396	208	378
CA-1995-910	Coral Wood Court Apartments	Yes	106	105	105
CA-1995-912	The Knolls Apartments aka Villa Santiago	Yes	260	260	248
CA-1995-913	Seasons Senior Apartments at San Juan Capistrano	Yes	112	112	109

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CA-1995-914	Lakewood Senior Apartments/Seasons II at Lakewood	Yes	85	85	84
CA-1995-915	Harmony Court Apartments	Yes	187	185	185
CA-1995-916	Metro Center Senior Homes	Yes	60	59	58
CA-1995-917	Century Village	Yes	100	79	79
CA-1996-001	Monterra Village Associates	Yes	33	33	32
CA-1996-002	5th and Wilshire Apartments	Yes	32	31	31
CA-1996-004	Oak Ridge Apartments	Yes	80	79	77
CA-1996-005	San Pedro New Hope Courtyard	Yes	10	10	10
CA-1996-007	Waldorf Manor Apartments	Yes	51	50	41
CA-1996-013	The Knolls	Yes	62	61	61
CA-1996-016	Willowbrook	Yes	10	10	10
CA-1996-018	Elizabeth Court	Yes	26	25	25
CA-1996-026	Nevada Commons	Yes	32	31	31
CA-1996-029	Cambria Apartments	Yes	40	39	39
CA-1996-032	Taft Senior Apartments	Yes	61	60	55
CA-1996-037	Apollo Hotel	Yes	80	80	77
CA-1996-040	Brentwood Garden Apartments	Yes	80	80	79
CA-1996-041	Gilroy Garden Apartments	Yes	74	73	69
CA-1996-044	Bodega Hills Apartments	Yes	24	23	23
CA-1996-045	TM Chambers Manors	Yes	19	18	19
CA-1996-046	Sheraton Town House	Yes	142	141	134
CA-1996-047	Figueroa Oaks	Yes	32	31	49
CA-1996-050	Tremont Street Apartments	Yes	21	20	20
CA-1996-051	Shattuck Senior Homes	Yes	26	26	0
CA-1996-052	Wilcox Apartments	Yes	23	22	22
CA-1996-058	Hemet Vistas Apartments	Yes	73	72	71
CA-1996-060	Cottonwood Place Apartments	Yes	109	108	106
CA-1996-061	Stocker St./54th St./Victoria Manor Apts	Yes	44	44	44
CA-1996-062	South of Romneya	Yes	176	174	172
CA-1996-063	Madison Place	Yes	56	55	55
CA-1996-064	Alma Place	Yes	107	106	106
CA-1996-065	Palmer House	Yes	67	65	65
CA-1996-067	Astoria Place Townhomes	Yes	18	17	16
CA-1996-070	Sunshine Terrace	Yes	50	49	49
CA-1996-072	Tres Palmas	Yes	19	19	19
CA-1996-074	Schoolhouse Lane Apartments	Yes	24	23	23
CA-1996-075	Pacific Terrace Associates	Yes	28	27	27
CA-1996-076	Canyon Shadows	Yes	120	119	119
CA-1996-078	Vanowen Gardens	Yes	15	15	18
CA-1996-082	Plaza Court	Yes	103	103	103
CA-1996-083	235 Berendo Apartments aka 235 South Berendo	Yes	24	23	23
CA-1996-084	Segundo Terrace aka El Segundo	Yes	25	25	25
CA-1996-096	Rotary Valley Senior Village	Yes	80	80	80
CA-1996-099	Golden Villa Apartments aka Golden Villas	Yes	32	32	31
CA-1996-103	Vallejo Street Senior Apartments	Yes	40	40	39
CA-1996-107	Lincoln Hotel	Yes	41	41	39
CA-1996-114	Glenview Apartments	Yes	88	88	86
CA-1996-116	Morgan Hill Ranch	Yes	80	79	79
CA-1996-117	Palm Court Senior Homes	Yes	66	66	66
CA-1996-118	Parkview Senior Apartments	Yes	138	138	138
CA-1996-119	Walnut Village Apartments	Yes	46	46	46
CA-1996-120	Garnet Lane Apartments	Yes	18	17	17
CA-1996-121	Oak Hills Apartments	Yes	80	80	80

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CA-1996-122	Halifax Apartments	Yes	46	45	44
CA-1996-126	Country Manor	Yes	40	39	38
CA-1996-131	Coastside Apartments (Moonridge I)	Yes	80	79	79
CA-1996-133	Harmony Creek Apartments	Yes	83	83	80
CA-1996-137	Harmony Park Apartments	Yes	59	58	57
CA-1996-138	Harmony Court Apartments	Yes	95	95	92
CA-1996-141	Empress Apartments	Yes	14	13	10
CA-1996-142	Vintage Pointe Senior Apartments aka Las Serenas	Yes	136	136	136
CA-1996-144	Western Heights Apartments	Yes	40	39	33
CA-1996-145	Normont Terrace Phase I	Yes	200	200	200
CA-1996-148	Vintage Glen Senior Apartments	Yes	124	123	124
CA-1996-156	Cochran City Lights	Yes	25	25	25
CA-1996-160	Garland City Lights	Yes	72	71	71
CA-1996-161	Westlake City Lights	Yes	32	32	31
CA-1996-171	Lodi Hotel	Yes	75	74	65
CA-1996-175	Palm Village	Yes	30	30	30
CA-1996-180	Casanova Gardens	Yes	27	26	26
CA-1996-181	Sunshine Financial Group II - Dakota	Yes	4	4	4
CA-1996-184	Blessed Rock of El Monte	Yes	137	137	137
CA-1996-186	Las Jicamas Apartments	Yes	46	45	45
CA-1996-192	Normandie Village	Yes	16	15	15
CA-1996-198	Paseo de los Poetas	Yes	21	21	21
CA-1996-199	Rossmore Hotel	Yes	60	58	57
CA-1996-203	Palm View Apartments	Yes	40	39	39
CA-1996-211	Positano Apartments	Yes	118	117	114
CA-1996-217	De Anza Hotel	Yes	94	94	94
CA-1996-237	Grant Village Townhomes	Yes	40	39	39
CA-1996-239	Rancho Gardens Apartments	Yes	118	101	101
CA-1996-245	Linda Vista Senior Apartments	Yes	48	47	38
CA-1996-246	The Surf	Yes	56	55	55
CA-1996-248	St. Mathew Hotel	Yes	56	55	54
CA-1996-251	West "A" Homes	Yes	43	43	43
CA-1996-262	Stoll House Apartments	Yes	11	11	10
CA-1996-264	Olive Wood Apartments	Yes	68	67	54
CA-1996-267	Auburn Square Sr. Apartments	Yes	79	78	72
CA-1996-269	Quail Place Apartments	Yes	58	57	57
CA-1996-906	Siena at Renaissance (The Enclave)	Yes	637	128	128
CA-1996-907	Seasons at Ontario Gateway Plaza	Yes	80	78	70
CA-1996-908	Piedmont Apartments	Yes	250	249	249
CA-1996-912	Bridgecourt Apartments	Yes	220	90	90
CA-1996-914	Park Vista Apartments	Yes	60	60	60
CA-1996-918	Hampton Square Apartments	Yes	350	212	210
CA-1996-920	Stonegate Apartments	Yes	120	118	105
CA-1996-921	Villa Savannah Apartments	Yes	140	138	131
CA-1996-925	The Winery Apartments	Yes	248	248	219
CA-1996-926	City Gardens Apartments	Yes	274	274	263
CA-1997-011	Village Oak Apartments	Yes	116	115	115
CA-1997-013	Casa Del Sol Apts.	Yes	80	79	76
CA-1997-016	Casa Encinas at River Heights Apartments	Yes	81	80	80
CA-1997-017	Hotel Grand Southern	Yes	72	72	70
CA-1997-027	Westside Village	Yes	80	80	79
CA-1997-039	Casa Nettleton Apartments	Yes	28	28	28
CA-1997-040	Oroysom Village	Yes	60	59	59

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CA-1997-045	Hacienda Sr. Villas	Yes	151	150	150
CA-1997-047	Columbia Village Townhomes	Yes	80	79	77
CA-1997-050	Cecil Williams Glide Community House	Yes	53	52	50
CA-1997-056	Terra Cotta Apartments	Yes	168	167	161
CA-1997-058	Casas San Miquel de Allende	Yes	39	38	35
CA-1997-059	Sycamore Park Apartments	Yes	59	58	58
CA-1997-073	Sequoia Street Apartments	Yes	12	12	12
CA-1997-078	Auberry Park Apartments	Yes	110	109	106
CA-1997-080	Heavenly Vision Senior Housing, LP	Yes	46	45	45
CA-1997-082	Diamond Terrace Apartments	Yes	62	61	52
CA-1997-086	Windsor Park Apartments	Yes	79	78	77
CA-1997-090	Pittsburg Park Apartments	Yes	76	75	71
CA-1997-092	Fairfield Vista Apartments	Yes	60	59	54
CA-1997-108	Emerald Gardens	Yes	16	15	16
CA-1997-109	Casa Rampart Apartments	Yes	69	68	67
CA-1997-121	Park View Terrace	Yes	91	91	91
CA-1997-126	Seasons at Simi Valley	Yes	69	68	68
CA-1997-134	Vintage Park Sr Apartments	Yes	120	119	119
CA-1997-145	Valley Vista Apartments	Yes	60	60	57
CA-1997-168	Courtland City Lights	Yes	92	91	91
CA-1997-176	River Garden Estates	Yes	124	123	121
CA-1997-186	The Salvation Army Westwood Transitional Village	Yes	41	40	38
CA-1997-189	Minna Park Family Apartments	Yes	26	26	26
CA-1997-194	Juniper Street Apartments	Yes	14	14	14
CA-1997-213	Imperial Garden Apts.	Yes	49	49	49
CA-1997-221	Vista Verde Apartments	Yes	40	39	39
CA-1997-231	Vineyard Gardens	Yes	62	61	60
CA-1997-240	Grandview City Lights	Yes	32	31	31
CA-1997-246	Vintage Canyon Sr. Apartments	Yes	105	104	104
CA-1997-506	Harmony Terrace	Yes	136	134	134
CA-1997-507	Northpoint Village Apartments	Yes	70	69	69
CA-1997-508	Casa Verde Apartments	Yes	30	29	29
CA-1997-513	Gatewood Commons	Yes	120	118	99
CA-1997-514	Clara Court	Yes	36	35	35
CA-1997-524	Montclair Apartments	Yes	79	79	70
CA-1997-525	Creekview Inn	Yes	25	24	24
CA-1997-538	Gwen Bolden Manor	Yes	24	23	23
CA-1997-545	Madera Family Apartments	Yes	75	74	66
CA-1997-547	Forest View Senior Apartments	Yes	60	59	58
CA-1997-551	Santa Fe Apartments	Yes	89	87	87
CA-1997-555	Oak Grove Apartments	Yes	81	80	59
CA-1997-558	The Avalon	Yes	70	66	66
CA-1997-567	Mariposa Townhomes	Yes	80	79	77
CA-1997-577	West Creek Villas	Yes	88	87	85
CA-1997-586	New Harbor Vista	Yes	132	130	128
CA-1997-588	Bryson Family Apartments	Yes	81	80	80
CA-1997-593	Villa Hermosa Sr	Yes	99	99	99
CA-1997-603	Cottonwood Park Apartments	Yes	77	77	71
CA-1997-604	Shingle Terrace Apartments	Yes	71	71	67
CA-1997-613	Trolley Terrace	Yes	18	18	18
CA-1997-901	Westberry Square Apartments	Yes	99	99	93
CA-1997-907	4573 Willis Apartments	Yes	23	6	6
CA-1997-908	14955 Dickens Court East	Yes	18	4	0

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CA-1997-909	4701 Natick Apartments	Yes	121	25	25
CA-1997-912	4334-4346 Matilija Apartments	Yes	54	11	11
CA-1997-913	The Promenade-I	Yes	68	52	52
CA-1997-914	The Promenade-II	Yes	78	16	16
CA-1997-915	Pacific Point Apartments	Yes	213	213	201
CA-1997-916	Ashwood Village Apartments	Yes	119	119	119
CA-1997-919	Cochrane Village Apartments	Yes	16	16	16
CA-1997-920	Villa Pacifica Senior Community	Yes	158	158	157
CA-1997-922	The Oaks at Joiner Ranch II	Yes	120	119	113
CA-1997-923	Montevista Apartments	Yes	303	163	154
CA-1997-924	Malabar Apartments	Yes	125	125	125
CA-1997-925	Village Place Apartments	Yes	47	46	46
CA-1997-929	Cordova Village	Yes	40	39	39
CA-1997-932	Heritage Park Apartments	Yes	195	195	193
CA-1997-933	Park Ridge Apartments	Yes	158	64	64
CA-1997-934	Lark Ellen Village	Yes	122	121	121
CA-1997-938	Regency Court Sr.	Yes	119	119	119
CA-1997-939	Schoolhouse Court	Yes	14	14	14
CA-1997-940	Pecan Court	Yes	25	24	14
CA-1997-941	Sierra Meadows Apartments	Yes	99	99	99
CA-1997-942	Parkside Glen Apartments	Yes	180	178	175
CA-1997-943	Sun Garden Plaza	Yes	150	147	147
CA-1997-944	Continental Gardens Apartments	Yes	297	297	296
CA-1997-947	The Village at Lakeside	Yes	136	135	130
CA-1997-949	Pinewood Apartments	Yes	56	55	55
CA-1997-950	Borregas Court	Yes	193	192	186
CA-1997-952	Shorebreeze Apartments	Yes	119	119	119
CA-1997-953	Sonoma Court Apartments	Yes	61	56	56
CA-1997-954	Mariposa Apartments	Yes	65	65	65
CA-1997-955	Heritage Park Sr. Apartments	Yes	120	118	116
CA-1997-956	Northstar Apartments	Yes	36	35	35
CA-1997-957	Woodsong Village Apartments	Yes	111	111	110
CA-1997-958	Palm West Apartments	Yes	58	57	56
CA-1997-959	Renaissance Park Apartments aka Monterey Apts.	Yes	126	124	124
CA-1997-960	Pebble Cove Apartments	Yes	111	109	109
CA-1997-963	Panas Place Apartments	Yes	66	65	64
CA-1997-964	The New Yorker Apartments	Yes	34	8	7
CA-1997-965	Storke Ranch Family Apartments	Yes	36	35	35
CA-1997-966	Balboa Place Apartments	Yes	151	31	31
CA-1997-968	4553 Willis Apartments	Yes	21	9	9
CA-1997-970	Plaza Club Apartments	Yes	208	42	42
CA-1997-971	Barnsdall Court Apartments	Yes	38	37	36
CA-1997-972	Victoria Woods Yorba Linda	Yes	124	124	121
CA-1997-975	Sophia Ridge Apartments	Yes	112	45	45
CA-1998-001	Kennedy Estates	Yes	100	98	86
CA-1998-002	Mayur Town Homes	Yes	21	20	20
CA-1998-005	Brookside Senior Apartments	Yes	42	41	41
CA-1998-006	Truckee-Donner Senior Citizen Community	Yes	60	59	58
CA-1998-007	Portola Senior Citizen Community	Yes	51	46	44
CA-1998-008	Lincoln Senior Citizens Apartments	Yes	70	69	69
CA-1998-009	Sierra Valley Senior Citizen Community	Yes	50	48	47
CA-1998-023	Auburn Court Apartments	Yes	60	59	58
CA-1998-027	Bermuda Park Apartments	Yes	90	89	89

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CTCAC Number	Project Name	Monitor Status*	Total Units	Required Tax Credit Units	Occupied Units **
CA-1998-033	Idaho Apartments	Yes	29	28	26
CA-1998-042	Casa Madrid	Yes	28	28	28
CA-1998-050	Perris Park Apartments	Yes	80	79	74
CA-1998-053	Wilshire Courtyard	Yes	102	101	102
CA-1998-060	Villa Hermosa	Yes	40	39	39
CA-1998-061	Park Land Senior Apartments	Yes	23	22	21
CA-1998-063	Central Gardens I	Yes	12	12	12
CA-1998-067	Three Palms Apartments	Yes	113	111	107
CA-1998-068	Las Palmas II	Yes	81	80	79
CA-1998-069	Sierra View Gardens	Yes	144	142	132
CA-1998-072	Canyon Hills Senior Housing	Yes	74	72	72
CA-1998-075	Cambridge Court Apartments	Yes	61	60	59
CA-1998-084	Vintage Woods Apartments	Yes	71	70	70
CA-1998-085	Mirada Terrace Apartments	Yes	30	29	29
CA-1998-090	The Don Senior Apartments	Yes	56	56	56
CA-1998-105	Terracina at Morgan Hill	Yes	72	72	72
CA-1998-110	Solano Vista Senior Apartments	Yes	96	96	90
CA-1998-117	Sommerhill Townhomes	Yes	39	38	34
CA-1998-120	Roosevelt Street Townhomes II	Yes	22	21	21
CA-1998-130	Quan Ying Senior Apartments	Yes	20	20	20
CA-1998-144	Irolo Senior Housing	Yes	47	46	45
CA-1998-174	Vintage Grove Senior Apartments	Yes	110	109	109
CA-1998-177	Belridge Street Apartments	Yes	12	11	11
CA-1998-179	Southern Hotel	Yes	55	53	53
CA-1998-181	East Linda Gardens	Yes	103	101	95
CA-1998-188	Bernal Gateway Apartments	Yes	55	54	54
CA-1998-191	Kenmore Apartments	Yes	21	20	20
CA-1998-198	Northside Commons	Yes	83	82	77
CA-1998-213	Vista Park I	Yes	83	82	79
CA-1998-214	Gateway Plaza Apartments	Yes	107	102	98
CA-1998-219	Casa del Sol	Yes	54	53	49
CA-1998-222	The Sheridan Apartments	Yes	56	56	56
CA-1998-233	Meadowview Apartments	Yes	170	168	168
CA-1998-234	Royal Heights Apartments	Yes	120	119	119
CA-1998-241	Pablo Rodriguez Plaza Apartments	Yes	81	80	80
CA-1998-259	Sycamore Walk	Yes	112	110	109
CA-1998-262	Palm Gardens Apts	Yes	22	21	21
CA-1998-266	Aurora Village	Yes	132	129	112
CA-1998-507	Greenridge	Yes	34	33	33
CA-1998-517	Harris Court	Yes	20	19	19
CA-1998-524	Caliente Creek	Yes	45	45	45
CA-1998-528	Toussaint Teen Center	Yes	21	21	21
CA-1998-531	Creekside Apartments	Yes	81	80	80
CA-1998-535	Orchard Villas	Yes	82	80	77
CA-1998-537	Vintage Knolls Senior Apartments	Yes	105	103	92
CA-1998-546	Cottonwood Senior Apartments	Yes	81	80	74
CA-1998-559	Casa Garcia	Yes	14	14	14
CA-1998-565	Kailani Village	Yes	188	182	171
CA-1998-567	San Antonio Garden	Yes	65	65	65
CA-1998-594	Blythe Street Apartments	Yes	31	31	32
CA-1998-804	Laurel Gardens Apartments	Yes	52	51	51
CA-1998-807	Hidden Creek Apartments	Yes	130	128	128
CA-1998-812	Camden Place Apartments	Yes	35	35	35

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CA-1998-816	Teresina at Lomas Verdes	Yes	91	88	0
CA-1998-819	Carlton Court Apartments	Yes	61	60	60
CA-1998-820	Hookston Senior Homes	Yes	100	99	99
CA-1998-825	Almaden Lake Village	Yes	198	50	50
CA-1998-826	Sherman Oaks Gardens & Villas	Yes	76	31	31
CA-1998-901	Somerset Glen Apartments	Yes	160	160	159
CA-1998-902	16th Street Apartments	Yes	17	17	17
CA-1998-903	Park Glenn Apartments	Yes	150	150	149
CA-1998-904	Santa Paula Village Apartments	Yes	55	55	54
CA-1998-906	Lange Drive Family	Yes	74	74	73
CA-1998-907	The Village at 9th Apartments	Yes	240	239	223
CA-1998-908	The Village at Shaw Apartments	Yes	204	203	184
CA-1998-910	The Lakes at Selma	Yes	38	8	8
CA-1998-913	Jeffrey Court Seniors	Yes	185	184	178
CA-1998-914	Kohler Gardens Apartments	Yes	96	93	93
CA-1998-915	Larchmont Gardens Apartments	Yes	116	114	114
CA-1998-916	Sundale Arms	Yes	132	130	130
CA-1998-917	Blossom River Apartments	Yes	144	143	141
CA-1998-918	West Capital Courtyard II	Yes	74	74	69
CA-1998-921	Bella Vista Apartments	Yes	148	148	147
CA-1998-923	El Corazon Apartments	Yes	12	11	11
CA-1998-925	East Bluff Apartments	Yes	144	142	123
CA-1998-929	Seasons at Chino	Yes	104	102	101
CA-1998-930	Sunset Manor Apartments	Yes	148	146	131
CA-1998-931	The Promenade	Yes	124	124	124
CA-1998-932	Casa La Palma Apartments	Yes	269	269	250
CA-1998-933	Del Nido Apartments	Yes	206	205	203
CA-1998-934	Rio Vista Apartments	Yes	158	158	151
CA-1998-936	Villa Serena Apartments	Yes	136	136	133
CA-1998-938	Palms Apartments	Yes	332	332	331
CA-1998-941	Fox Creek Apartments	Yes	126	124	117
CA-1998-942	Greenback Manor Apartments	Yes	156	154	154
CA-1998-943	Westchester Park	Yes	150	149	146
CA-1998-946	Phoenix Apartments	Yes	186	184	162
CA-1998-948	Cedarbrook	Yes	70	70	70
CA-1998-954	Windmere II	Yes	58	57	57
CA-1998-958	Owl's Landing	Yes	72	71	71
CA-1998-959	Carrington Pointe	Yes	80	79	79
CA-1998-960	Whispering Woods	Yes	406	402	361
CA-1998-961	Lexington Square (Bedford Square)	Yes	130	128	124
CA-1998-962	Palm Garden Apartments	Yes	224	223	222
CA-1998-963	Mountain View Manor Apartments	Yes	200	200	198
CA-1998-964	Liberty Village	Yes	100	98	98
CA-1998-967	Orchard Gardens Apartments	Yes	62	61	61
CA-1998-968	Abajo Del Sol Senior Apartments	Yes	61	60	60
CA-1998-969	Mission Village Apartments	Yes	76	75	75
CA-1998-970	Villa Garcia (Island Village)	Yes	80	79	78
CA-1998-973	Cedar Tree Apartments	Yes	143	143	143
CA-1998-974	Central Park Apartments	Yes	149	148	148
CA-1998-977	Marina Vista I	Yes	88	88	81
CA-1998-978	Marina Vista II	Yes	148	147	138
CA-1998-979	Marina Heights	Yes	152	151	137
CA-1998-980	Stockton Gardens Apartments	Yes	80	79	64

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CA-1998-985	Aldea Park Apartments	Yes	41	40	40
CA-1998-986	Maidu Village Phase II	Yes	84	82	73
CA-1998-987	College Park Apartments	Yes	54	53	49
CA-1998-991	The Arbors	Yes	60	59	57
CA-1998-994	Larchmont Arms Apartments	Yes	64	64	64
CA-1998-996	Orangewood Court Apartments	Yes	91	91	88
CA-1998-997	Clovis Senior Apartments	Yes	101	101	98
CA-1999-001	Eucalyptus View Co-operative	Yes	24	23	23
CA-1999-002	Las Palmeras	Yes	77	76	76
CA-1999-004	Brookview Senior Housing	Yes	102	100	99
CA-1999-005	Hemet Vistas II	Yes	71	71	69
CA-1999-009	East Canon Perdido	Yes	7	7	7
CA-1999-014	De La Vina Frail Seniors (reapp 97-233)	Yes	98	97	97
CA-1999-016	Ellis Street Apartments	Yes	25	24	24
CA-1999-023	Winona Gardens Apartments	Yes	68	66	66
CA-1999-024	Martha's Village	Yes	34	34	34
CA-1999-029	Highland Village	Yes	91	89	85
CA-1999-031	Downey Senior Apartments	Yes	31	29	29
CA-1999-034	Lincoln Hotel	Yes	41	40	38
CA-1999-036	Detroit Street Senior Housing	Yes	10	10	10
CA-1999-037	Washington Square Apartments	Yes	57	56	50
CA-1999-044	Senderos	Yes	12	12	12
CA-1999-045	Amistad	Yes	23	23	23
CA-1999-048	Templeton Place	Yes	29	28	28
CA-1999-051	Casas de Sueno	Yes	10	10	10
CA-1999-054	Addington Way Homes	Yes	2	2	2
CA-1999-055	Moro Lindo Townhomes	Yes	30	29	29
CA-1999-057	The Crossings Apartment Homes	Yes	100	99	98
CA-1999-059	El Cerrito Townhomes	Yes	60	59	59
CA-1999-060	Wavecrest Apartments	Yes	20	19	19
CA-1999-065	Canon Barcus Community House	Yes	48	47	46
CA-1999-067	Park William Apartments	Yes	31	30	30
CA-1999-073	Jeffrey-Lynne Apartments Phase I	Yes	200	192	192
CA-1999-080	Vista Park Senior Homes, Phase II	Yes	83	82	82
CA-1999-091	Vista Verde Townhomes	Yes	76	75	75
CA-1999-096	Villa Ciolino	Yes	42	41	41
CA-1999-097	Northpoint II Village Apartments	Yes	40	32	32
CA-1999-100	Monterey Pines	Yes	324	259	0
CA-1999-105	The Hoover Hotel	Yes	50	49	48
CA-1999-106	San Andreas Farm Labor Camp	Yes	43	42	42
CA-1999-113	Italian Gardens Family Housing	Yes	148	117	117
CA-1999-116	Village Crossing Apartments	Yes	196	129	129
CA-1999-121	Oak Center Apartments	Yes	77	76	76
CA-1999-129	Old Elm Village	Yes	87	68	67
CA-1999-130	Plaza East Apartments	Yes	193	193	179
CA-1999-133	Firehouse Village	Yes	30	23	23
CA-1999-134	Moonridge II	Yes	80	79	78
CA-1999-144	Emerald Hill (96-261 additional credits)	Yes	46	45	45
CA-1999-150	Odd Fellows Senior Housing	Yes	14	14	11
CA-1999-160	San Joaquin Vista Apartments	Yes	48	47	45
CA-1999-163	Santa Inez Apartments Villas	Yes	44	43	43
CA-1999-165	International Boulevard Family Housing	Yes	30	29	29
CA-1999-167	Tara Hills Garden Apartments (reapp 1997-520)	Yes	60	59	57

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CA-1999-174	Villages at Cabrillo	Yes	196	196	176
CA-1999-175	Live Oaks Garden	Yes	40	32	32
CA-1999-178	Emerald Pointe Townhomes	Yes	19	18	18
CA-1999-181	Diamond Cove Townhomes (Carrington Circle)	Yes	59	59	54
CA-1999-182	The Hazel Hotel (96-088)	Yes	13	12	12
CA-1999-183	The Ridge Apartments	Yes	80	79	77
CA-1999-196	Sunrise Vista Apartments	Yes	56	55	53
CA-1999-200	Porvenir Estates	Yes	40	39	39
CA-1999-208	Vintage Brook Senior Apartments	Yes	148	147	147
CA-1999-213	Villa Escondido Apartments	Yes	112	111	110
CA-1999-215	Sierra Vista Apartments	Yes	48	47	46
CA-1999-222	Casa del Sol Family Apartments	Yes	81	79	76
CA-1999-225	Park Place Apartments	Yes	80	79	60
CA-1999-229	Cantamar Villas	Yes	38	36	36
CA-1999-233	Shadowbrook Apartments	Yes	80	79	79
CA-1999-242	Fullerton City Lights Residential Hotel	Yes	137	134	128
CA-1999-246	Adams City Lights	Yes	32	32	30
CA-1999-247	Quail Hills	Yes	96	76	76
CA-1999-251	Orange Tree Village	Yes	21	20	19
CA-1999-256	Truckee Riverview Homes	Yes	39	38	37
CA-1999-804	Village Avante Apartments	Yes	112	110	109
CA-1999-805	Don De Dios Apartments	Yes	69	67	67
CA-1999-806	Palo Alto Gardens	Yes	156	155	154
CA-1999-807	Citrus Tree Apartments	Yes	81	80	78
CA-1999-808	Mission Bay Apartments	Yes	120	119	114
CA-1999-810	Alpine Woods Apartments	Yes	137	136	131
CA-1999-811	North Hills Apartments	Yes	204	203	198
CA-1999-812	The Parks at Fig Garden	Yes	365	365	329
CA-1999-813	Delta Pines	Yes	186	185	178
CA-1999-814	Casa Blanca	Yes	129	128	111
CA-1999-815	Sunridge Apartments	Yes	198	198	193
CA-1999-820	Van Nuys Pierce Park Apartments	Yes	430	426	423
CA-1999-823	Woodside Court Apartments	Yes	129	127	104
CA-1999-824	Shadowbrook Apartments	Yes	193	191	178
CA-1999-825	Laurel Village Apartments	Yes	41	33	33
CA-1999-826	Vista Del Sol	Yes	132	130	130
CA-1999-830	Standiford Gardens AKA Emerald Pointe	Yes	250	249	227
CA-1999-834	Wildomar Senior Leisure Living	Yes	176	175	157
CA-1999-839	Northgate Apartments	Yes	82	81	81
CA-1999-840	Southwest Summit Rose - Rosewood	Yes	91	89	85
CA-1999-841	The Willows Apartments	Yes	47	46	46
CA-1999-842	The Apartments at Silverado Creek	Yes	102	100	100
CA-1999-845	Watercrest Apartments	Yes	206	205	206
CA-1999-846	Thornbridge Apartments (The Gardens)	Yes	286	285	285
CA-1999-847	Baldwin Village Scattered Sites & Watson II	Yes	83	79	79
CA-1999-851	Ridgecrest Apartments aka "Las Colinas Apartments"	Yes	148	147	147
CA-1999-858	Ohlone_Chynoweth Commons	Yes	194	192	181
CA-1999-860	Villa Serena Apartments	Yes	132	131	131
CA-1999-861	Lion Villas Apartments	Yes	272	230	227
CA-1999-862	Miraido Apartments	Yes	109	37	0
CA-1999-863	Willow Pointe at Lindale Apartments	Yes	210	208	154
CA-1999-869	Delta View Apartments	Yes	205	203	195
CA-1999-879	The Oaks at Sunset (aka Sunset Apts at Rocklin)	Yes	112	111	106

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CA-1999-881	Rosewood Park Senior Apts	Yes	94	93	93
CA-1999-882	Vista Sonoma Senior Living Apartments	Yes	189	189	180
CA-1999-883	Peninsula Park Apartments	Yes	129	65	65
CA-1999-886	Papago Court / Apple Valley Apartments	Yes	48	47	47
CA-1999-887	Laurel Park Apartments	Yes	133	131	130
CA-1999-889	Washington Court Family	Yes	102	100	100
CA-1999-890	Grandview Nine Apartments	Yes	62	61	61
CA-1999-892	Alegria	Yes	45	44	44
CA-1999-893	Hope Village	Yes	67	65	65
CA-1999-897	Westside Village Apartments	Yes	40	39	39
CA-1999-898	Lake Park Apartments	Yes	104	103	103
CA-1999-899	Parkwood Apartments	Yes	180	178	178
CA-1999-900	Delta Village Apartments	Yes	80	79	79
CA-1999-901	Light Tree Apartments	Yes	94	93	89
CA-1999-902	Casa Ramon Apartments	Yes	75	74	74
CA-1999-903	Golden Gate Apartments	Yes	72	55	55
CA-1999-904	Carson Terrace	Yes	62	61	61
CA-1999-906	Emerald Glen Apartments	Yes	240	239	229
CA-1999-907	The Waterman Apartments	Yes	128	127	125
CA-1999-916	Arbor Terrace	Yes	86	85	83
CA-1999-917	The Verandas	Yes	92	91	91
CA-1999-920	Nova Pointe 1 Apartments (Phase I)	Yes	156	155	144
CA-1999-921	Nova Pointe 1 Apartments (Phase II)	Yes	130	52	52
CA-1999-922	Village Green Apartments	Yes	184	181	167
CA-1999-923	Chelsea Gardens Apartments	Yes	120	118	112
CA-1999-924	Vintage Court Sr Apartments	Yes	125	124	125
CA-1999-925	Park Sierra at Iron Horse Trail	Yes	283	57	57
CA-1999-926	Los Altos Apartments	Yes	67	27	27
CA-1999-927	Swan's Market Hall Apartments	Yes	18	17	16
CA-1999-929	Springwood	Yes	393	387	387
CA-1999-932	Bayview Courtyard Apts.	Yes	30	29	28
CA-1999-933	West Oaks Apartments	Yes	52	52	50
CA-1999-936	Watts/Athens Preservation XVII	Yes	100	100	100
CA-2000-004	Casitas del Sol	Yes	36	35	33
CA-2000-005	Corona de Oro Apartments	Yes	72	71	71
CA-2000-008	Jeffrey-Lynne Neighborhood Revitalization, PhaseII	Yes	108	99	99
CA-2000-011	Sonya Gardens Apartments	Yes	60	59	59
CA-2000-016	Fuente de Paz Apartments	Yes	37	36	36
CA-2000-021	Chico Gardens Apartments	Yes	92	91	91
CA-2000-023	Villa del Guadalupe	Yes	60	59	59
CA-2000-027	Eugene Hotel	Yes	44	43	43
CA-2000-032	Foothill Family Apartments	Yes	65	64	64
CA-2000-037	Ventaliso Apartments	Yes	48	36	35
CA-2000-038	Main Street Apartments	Yes	28	27	27
CA-2000-042	Hollyview Senior Apartments	Yes	100	79	79
CA-2000-044	Norwood Annex	Yes	15	15	15
CA-2000-045	Adeline Street Lofts	Yes	38	37	37
CA-2000-058	El Jardin Apartments	Yes	81	80	79
CA-2000-060	River Garden Apartments	Yes	81	80	68
CA-2000-064	Cherry Tree Village	Yes	104	82	82
CA-2000-075	Mountain View Townhomes	Yes	68	67	67
CA-2000-078	Ambassador Hotel	Yes	134	133	124
CA-2000-088	Avalon Terrace Nicolet	Yes	38	30	30

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CA-2000-094	Arbor Park Community	Yes	75	59	59
CA-2000-095	Jamacha Glen Apartments	Yes	52	43	43
CA-2000-098	Esseff Village Apartments	Yes	51	50	50
CA-2000-099	Bayview Commons Apartments	Yes	30	29	29
CA-2000-101	Seabreeze Apartments	Yes	38	29	29
CA-2000-110	Monte Vista Gardens Family Housing	Yes	144	114	114
CA-2000-117	Sierra Village Apartment Homes	Yes	72	56	56
CA-2000-118	Oakley Summer Creek	Yes	80	79	74
CA-2000-119	Whispering Pines Apartments	Yes	96	94	92
CA-2000-120	Wilshire City Lights	Yes	21	17	17
CA-2000-121	Angels City Lights	Yes	49	39	38
CA-2000-122	Gateway City Lights	Yes	72	56	54
CA-2000-124	Rancho Gardens	Yes	16	12	12
CA-2000-125	Porvenir Estates II	Yes	40	39	39
CA-2000-127	Diamond Terrace Apartments	Yes	86	64	64
CA-2000-136	Villa del Mar	Yes	48	37	37
CA-2000-139	Goldware Senior Housing	Yes	162	136	136
CA-2000-147	Richard N. Hogan Manor	Yes	51	50	50
CA-2000-148	Osage Senior Villas	Yes	91	72	72
CA-2000-149	Vineyard Apartments	Yes	65	52	52
CA-2000-155	The Bayanihan House	Yes	152	151	147
CA-2000-156	Cottonwood Creek	Yes	40	39	39
CA-2000-158	Victory Gardens	Yes	15	15	15
CA-2000-159	Mecca Family Housing	Yes	31	30	30
CA-2000-162	Oakland Point , L.P.	Yes	31	31	31
CA-2000-170	Jay's Place	Yes	41	32	31
CA-2000-172	Villa de las Flores Apartments	Yes	80	79	79
CA-2000-173	Red Bluff Meadow Vista Apartments	Yes	72	56	50
CA-2000-180	Victoria Manor Senior Apra	Yes	80	79	79
CA-2000-183	Monterey Park Senior Village	Yes	114	113	107
CA-2000-185	Eastside Village Family Apartments	Yes	78	77	77
CA-2000-186	El Centro Senior Villas	Yes	81	80	80
CA-2000-191	Kimberly Park Apartments	Yes	132	104	104
CA-2000-192	Villa Paloma Senior Apartments	Yes	84	66	83
CA-2000-197	Park Terrace Apartments	Yes	80	79	77
CA-2000-198	Adeline Street Apartments	Yes	19	18	18
CA-2000-204	Summerville Place	Yes	40	31	31
CA-2000-208	Montevista Senior Apartments	Yes	82	66	66
CA-2000-213	SOMA Studios	Yes	88	87	87
CA-2000-214	MORH I Housing	Yes	124	125	0
CA-2000-218	Northside Senior Housing	Yes	96	75	75
CA-2000-235	Comfrey Senior Living	Yes	56	44	44
CA-2000-237	Vacaville Hillside Seniors	Yes	15	12	12
CA-2000-251	Meera Town Homes	Yes	21	16	16
CA-2000-252	Greene Street Townhomes	Yes	36	28	28
CA-2000-256	Happy Valley City Lights	Yes	70	56	56
CA-2000-257	Mission City Lights	Yes	46	36	35
CA-2000-259	Terracina Gold Apartments, Village 1 & 3	Yes	160	120	120
CA-2000-261	Vacaville Meadows	Yes	65	50	48
CA-2000-266	Vintage Crossing Senior Apartments	Yes	161	128	128
CA-2000-800	Maplewood Apartments	Yes	79	78	76
CA-2000-802	River's Bend Apartments	Yes	77	76	68
CA-2000-804	Pacific Palms Apartments	Yes	139	137	122

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**Table C-2
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CTCAC Number	Project Name	Monitor Status*	Total Units	Required Tax Credit Units	Occupied Units **
CA-2000-806	Brookhollow Apartments	Yes	188	85	83
CA-2000-812	Sierra Vista Apartments	Yes	192	190	187
CA-2000-814	The Stratton Apartments (dba Mt. Aguilar Apts)	Yes	312	217	215
CA-2000-815	Canyon Rim Apartments	Yes	504	353	353
CA-2000-816	Coggins Square Apartments	Yes	87	87	84
CA-2000-818	Vista La Rosa	Yes	240	238	229
CA-2000-820	Quail Run	Yes	200	199	190
CA-2000-821	Santa Rosa Garden	Yes	111	109	109
CA-2000-822	Steinbeck Commons Apartments	Yes	100	99	98
CA-2000-824	Shadow Palms Apartments	Yes	144	143	120
CA-2000-825	Eastridge Apartments	Yes	80	78	78
CA-2000-826	Vintage Woods Senior Apartments	Yes	185	184	184
CA-2000-827	Cottage Estates	Yes	152	150	150
CA-2000-831	Regency Centre	Yes	100	99	99
CA-2000-834	Ivy Hill Apartments	Yes	116	47	47
CA-2000-835	Orange Grove Apartments	Yes	24	23	23
CA-2000-836	Wisconsin III Apartments	Yes	26	25	23
CA-2000-837	Kings Villages	Yes	313	312	312
CA-2000-838	Vintage Chateau Senior Apartments	Yes	240	238	238
CA-2000-839	Southwind Court Apartments	Yes	88	68	54
CA-2000-840	Laurel Glen	Yes	128	127	117
CA-2000-841	Emerald Gardens Apartments	Yes	110	108	108
CA-2000-842	Sea Wind Apartments	Yes	91	90	90
CA-2000-843	Cobblestone Apartments	Yes	64	63	63
CA-2000-844	Park Vista Apartments	Yes	392	390	374
CA-2000-846	Woodstone Apartments	Yes	56	55	55
CA-2000-847	Silver Ridge Apartments	Yes	156	155	154
CA-2000-849	Paulin Creek Apartments	Yes	48	44	40
CA-2000-850	Misty Village Apartments	Yes	24	23	21
CA-2000-852	Cypress Villa Apartments	Yes	72	71	71
CA-2000-853	Island Gardens Apartments	Yes	122	122	116
CA-2000-856	Tahoe Valley Townhomes	Yes	70	68	65
CA-2000-857	Santa Ana Towers	Yes	200	199	198
CA-2000-858	Main Street Plaza	Yes	110	109	109
CA-2000-859	Villa Torre Family Apartments - Phase I	Yes	103	102	100
CA-2000-863	Stone Creek Apartments	Yes	120	119	119
CA-2000-864	Bijou Woods Apartments	Yes	92	90	90
CA-2000-865	Courtyard Plaza Apartments	Yes	81	80	80
CA-2000-866	University Gardens Apartments	Yes	113	111	111
CA-2000-868	Stuart Drive Apts. & Rose Garden Apts.	Yes	239	239	237
CA-2000-870	Park Glenn Senior Apartments	Yes	18	17	17
CA-2000-873	Pinecrest Apartments	Yes	24	23	23
CA-2000-874	Camara Circle Apartments	Yes	52	50	47
CA-2000-875	Villa Paseo Palms Senior Residences	Yes	110	108	103
CA-2000-876	Le Mirador Senior Apartments	Yes	141	140	139
CA-2000-877	Sienna Senior Apartments	Yes	140	139	134
CA-2000-882	Cedar Springs Apartments	Yes	201	199	159
CA-2000-884	Heritage Park at Hilltop	Yes	192	190	190
CA-2000-886	Maria Manor	Yes	119	118	117
CA-2000-887	Antonia Manor	Yes	133	132	132
CA-2000-889	Notre Dame Apartments	Yes	204	201	194
CA-2000-890	Pioneer Park Plaza Apartments	Yes	161	160	160
CA-2000-893	Clayton Crossing (formerly known as Driftwood Apts)	Yes	296	296	296

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CTCAC Number	Project Name	Monitor Status*	Total Units	Required Tax Credit Units	Occupied Units **
CA-2000-894	Thomas Paine Square Apartments	Yes	98	97	92
CA-2000-897	El Parador Senior apartments	Yes	125	124	120
CA-2000-900	Pioneer Garden Apartments	Yes	141	140	140
CA-2000-901	Claremont Village Apartments	Yes	150	149	149
CA-2000-902	Plum Tree Apartments	Yes	70	69	69
CA-2000-903	Magnolia City Lights	Yes	54	53	53
CA-2000-904	Harbor City Lights	Yes	56	55	51
CA-2000-906	Countrywood Village Apartments	Yes	292	289	262
CA-2000-907	Park Place Apartments	Yes	142	141	141
CA-2000-908	The Verandas Apartments	Yes	180	179	174
CA-2000-910	Runnymede Gardens	Yes	78	77	71
CA-2000-911	Homestead Park	Yes	211	209	209
CA-2000-912	Heritage Villas Senior Housing	Yes	143	141	136
CA-2000-913	Virginia Lane Apartments	Yes	91	89	86
CA-2001-001	Orchard Villas II	Yes	72	72	67
CA-2001-005	Hillside Community Apartments	Yes	71	70	70
CA-2001-006	Casa Grande Apartments	Yes	81	80	77
CA-2001-011	Goshen Village	Yes	64	63	63
CA-2001-012	Castelar Apartments	Yes	101	100	100
CA-2001-013	Fontana Senior Apartments	Yes	108	107	107
CA-2001-014	Milagro del Valle	Yes	46	46	46
CA-2001-018	California Villas	Yes	34	33	33
CA-2001-019	Dalt Hotel	Yes	178	177	164
CA-2001-020	The West Hotel	Yes	105	104	94
CA-2001-021	Alexander Residence	Yes	179	178	178
CA-2001-026	Grant Heights Park Apartments	Yes	28	27	27
CA-2001-028	Linbrook Court	Yes	81	80	77
CA-2001-029	Mesa Family Apartments	Yes	42	41	41
CA-2001-033	Poplar Grove	Yes	50	49	49
CA-2001-034	Marlton Manor	Yes	151	150	148
CA-2001-036	Riverwood Place	Yes	148	146	146
CA-2001-037	Rivers Hotel	Yes	76	74	74
CA-2001-043	Drachma Housing	Yes	19	19	15
CA-2001-047	Bowen Court	Yes	20	20	19
CA-2001-048	Cascade Apartments	Yes	74	73	73
CA-2001-050	Los Adobes De Maria II	Yes	52	51	51
CA-2001-051	Sunrise Villa	Yes	44	43	43
CA-2001-053	River View	Yes	80	78	78
CA-2001-054	West Rivertown Apartments	Yes	57	56	53
CA-2001-058	Bigby Villa Apartments	Yes	180	179	179
CA-2001-061	Tully Gardens	Yes	153	152	145
CA-2001-063	Tesoro Grove Apartments	Yes	106	104	104
CA-2001-065	Innes Heights Apartments	Yes	19	18	17
CA-2001-068	Jackson Aisle Apartments	Yes	30	29	28
CA-2001-075	The Village at Mendota	Yes	81	80	80
CA-2001-080	Coventry Heights	Yes	76	75	68
CA-2001-084	Hotel Redding	Yes	47	48	49
CA-2001-085	Stonegate Senior Apartments	Yes	20	19	18
CA-2001-095	Plaza de Leon Apartments	Yes	20	19	18
CA-2001-097	Chestnut Linden Court	Yes	151	149	145
CA-2001-098	Sycamore Place	Yes	74	73	73
CA-2001-100	Market Square Manor	Yes	200	198	191
CA-2001-101	Brawley Family Apartments	Yes	80	79	75

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CA-2001-102	Villa Harvey Mandel	Yes	90	90	89
CA-2001-103	Hovley Gardens	Yes	163	162	160
CA-2001-104	Villa Lara Apartments	Yes	80	79	79
CA-2001-105	Calexico Family Apartments	Yes	80	79	78
CA-2001-106	Casa de la Paloma aka Arvin Family Apartments	Yes	43	42	42
CA-2001-107	Terracina Meadows	Yes	156	120	156
CA-2001-109	Sereno Village Apartments	Yes	125	124	124
CA-2001-120	Villas Santa Fe	Yes	81	80	72
CA-2001-121	Victory Townhomes/Evergreen Estates	Yes	76	73	68
CA-2001-124	Ladan Apartments	Yes	10	10	10
CA-2001-125	Ladan Apartments II	Yes	147	146	146
CA-2001-126	Cache Creek Apartments Homes	Yes	80	79	79
CA-2001-134	Sungrove Senior Apartments	Yes	82	80	80
CA-2001-135	Mountain View Senior Apartments	Yes	86	84	84
CA-2001-137	Pleasant Village Apartments	Yes	100	99	93
CA-2001-148	Bentley City Lights	Yes	36	35	33
CA-2001-150	Miramar City Lights	Yes	49	48	48
CA-2001-152	Burlington City Lights	Yes	40	39	39
CA-2001-156	Elysian City Lights	Yes	21	20	20
CA-2001-157	Ardmore City Lights	Yes	48	47	47
CA-2001-167	Gadberry Courts	Yes	55	54	54
CA-2001-168	Deliverance Temple I & II	Yes	82	80	79
CA-2001-169	Rose Gardens	Yes	66	65	64
CA-2001-170	Las Flores Family Apartments	Yes	81	79	76
CA-2001-800	River Court Apartments	Yes	160	80	73
CA-2001-802	Heritage Park on Woodman	Yes	155	153	153
CA-2001-803	Greentree Senior Apartments	Yes	272	270	257
CA-2001-804	Iris Gardens	Yes	120	118	105
CA-2001-805	Pavilion Apartments	Yes	132	129	120
CA-2001-806	Park Manor Apartments	Yes	81	80	73
CA-2001-807	Helzer Courts Apartments	Yes	155	154	152
CA-2001-808	Hale-Morris-Lewis Senior Manor	Yes	41	40	40
CA-2001-810	8th and Howard Family Apartments	Yes	74	73	73
CA-2001-811	Vintage Shores Senior Apartments	Yes	122	120	120
CA-2001-812	The Reserve at Napa	Yes	117	116	116
CA-2001-813	Lenzen Housing	Yes	88	87	77
CA-2001-814	Tice Oaks	Yes	91	90	90
CA-2001-815	Vista Las Flores	Yes	28	27	27
CA-2001-816	Shadow Hill Apartments	Yes	82	81	81
CA-2001-817	Cobblestone Village Apartments	Yes	44	43	43
CA-2001-818	Heritage Pointe Senior Apartments	Yes	49	48	48
CA-2001-819	Torrey Del Mar Apartments	Yes	112	110	109
CA-2001-820	Grayson Creek Apartments	Yes	70	69	69
CA-2001-821	The Brooks House	Yes	63	62	60
CA-2001-822	Cielo Vista Apartments	Yes	112	111	102
CA-2001-823	Lakeview Terrace Apartments	Yes	128	125	125
CA-2001-824	Holiday Manor Apartments	Yes	252	251	246
CA-2001-825	Old Grove Apartments	Yes	56	55	55
CA-2001-826	Vintage Zinfandel Senior Apartments	Yes	129	128	128
CA-2001-827	Monticelli Apartments	Yes	52	51	50
CA-2001-828	Quo Vadis Apartments	Yes	104	102	101
CA-2001-829	Cesar Chavez Gardens	Yes	47	46	46
CA-2001-830	Torrey Highlands Apartments	Yes	76	75	75

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CA-2001-831	Hilltop Commons Apartments	Yes	324	169	159
CA-2001-832	Heninger Village Apartments	Yes	58	57	55
CA-2001-833	Riverwood Grove	Yes	71	70	70
CA-2001-834	Charter Oaks Apartments	Yes	75	74	74
CA-2001-835	1045 Mission Apartments	Yes	258	55	55
CA-2001-836	John Burns Gardens	Yes	100	99	97
CA-2001-837	RiverTown Apartments	Yes	100	99	98
CA-2001-839	Stanford Arms/ Villa Serena II Apts	Yes	120	119	118
CA-2001-841	Lincoln Apartments	Yes	150	148	141
CA-2001-844	Vintage Gardens Senior Apartments	Yes	188	186	186
CA-2001-845	Compton Garden	Yes	18	18	18
CA-2001-846	Casa Bonita Senior Apartments	Yes	80	79	79
CA-2001-847	Marina Towers Annex	Yes	57	56	56
CA-2001-849	Coronado Terrace	Yes	312	310	310
CA-2001-850	The Piedmont	Yes	198	42	42
CA-2001-851	Stanley Avenue Apartments	Yes	24	23	23
CA-2001-852	Vista Terrace Hills Apartments	Yes	262	260	261
CA-2001-853	Stone Pine Meadow	Yes	72	71	71
CA-2001-856	Ocean Beach Apartments	Yes	85	84	84
CA-2001-857	San Lucas Senior Housing	Yes	196	194	192
CA-2001-858	Island Village Apartments	Yes	281	280	247
CA-2001-859	Birchcrest Apartments	Yes	64	62	56
CA-2001-860	Villaggio Senior Apartments	Yes	79	78	78
CA-2001-861	Villa Torre Family Apartments - Phase 2	Yes	88	87	82
CA-2001-862	Serenity Villas	Yes	174	173	160
CA-2001-863	Tennyson West Apartments	Yes	96	94	89
CA-2001-864	Wakeham Grant Apartments	Yes	127	126	125
CA-2001-865	Baldwin Hills Apartments	Yes	58	57	54
CA-2001-868	Terracina at Wildhorse	Yes	70	41	41
CA-2001-870	Parkside Apartments	Yes	40	39	39
CA-2001-872	El Rancho Verde Apartments	Yes	700	696	696
CA-2001-873	Plaza Manor Apartments aka Summercrest	Yes	372	370	370
CA-2001-874	Willow Glen Senior Apartments	Yes	133	132	130
CA-2001-875	Monte Vista Gardens Senior Housing	Yes	69	68	67
CA-2001-876	Redwood Oaks Apartments	Yes	36	35	33
CA-2001-878	Namiki Apartments	Yes	34	33	33
CA-2001-879	Curtis Johnson Apartments	Yes	48	47	47
CA-2001-880	Heritage Estates Retirement Community	Yes	250	103	103
CA-2001-881	Tri-City Housing	Yes	142	142	142
CA-2001-882	Rancho Cordova Apartments	Yes	95	91	89
CA-2001-883	Arbor Square Apartments	Yes	125	124	111
CA-2001-884	Florin Meadows Apartments	Yes	244	242	242
CA-2001-887	Summer Field Apartments	Yes	268	265	265
CA-2001-888	Terramina Square Family Apartments	Yes	157	156	155
CA-2001-890	Cypress Cove Apartments	Yes	200	198	52
CA-2001-891	Poinsettia Station Apartments	Yes	92	91	86
CA-2001-893	Union Court Apartments	Yes	68	62	0
CA-2001-895	Playa del Alameda Apartments	Yes	40	39	39
CA-2001-896	La Puente Park Apartments	Yes	132	131	131
CA-2001-897	Talega Jamboree Apartments Phase I	Yes	124	123	123
CA-2001-900	Villa De Guadalupe	Yes	101	100	98
CA-2001-901	Parwood Apartments	Yes	528	526	487
CA-2001-902	Village Green Apartments	Yes	75	74	73

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CTCAC Number	Project Name	Monitor Status*	Total Units	Required Tax Credit Units	Occupied Units **
CA-2001-903	San Rafael Commons	Yes	83	50	50
CA-2001-904	Verdes Del Oriente	Yes	113	112	112
CA-2001-905	Oak Circle Apartments	Yes	100	98	98
CA-2001-906	So Bay Community Villas (Sunrose)	Yes	271	269	254
CA-2001-908	Harbor View Villas	Yes	60	59	58
CA-2001-909	Bella Vista aka Logan Square Apartments	Yes	170	169	167
CA-2001-910	Heritage Place at Tustin	Yes	54	53	53
CA-2001-913	Susanville Gardens Apartments	Yes	64	32	32
CA-2001-914	Courtyards at Penn Valley	Yes	42	40	38
CA-2001-916	Bay View Vista Apartments	Yes	194	192	184
CA-2001-917	Park West Apartments	Yes	256	180	174
CA-2001-918	Montecito at Williams Ranch	Yes	132	130	125
CA-2001-919	Summercrest Villa Senior Apartments	Yes	66	65	62
CA-2001-921	Season at Miraflores	Yes	118	116	116
CA-2001-923	Shiraz Senior Housing	Yes	61	60	60
CA-2001-924	Hampton Place / Gateway Village	Yes	56	55	54
CA-2001-925	Bellflower Terrace	Yes	180	178	174
CA-2002-001	Hollywood Western Apartments (Metro Hollywood)	Yes	60	59	59
CA-2002-002	Harold Way Apartments	Yes	51	50	47
CA-2002-003	Aliso Village - Phase I	Yes	201	200	200
CA-2002-004	Santa Cruz Terrace	Yes	48	47	47
CA-2002-006	M.L. Shepard Manor Senior Housing	Yes	90	89	73
CA-2002-008	St. George Hotel	Yes	88	86	82
CA-2002-010	Mission Palms	Yes	107	108	106
CA-2002-014	Tully Gardens, Phase II	Yes	152	151	141
CA-2002-023	California Avenue Senior Housing	Yes	180	178	170
CA-2002-028	The Brownstone Hotel	Yes	48	47	47
CA-2002-033	Westgate Gardens Apartments	Yes	100	99	99
CA-2002-037	Fountain Valley Senior (The Jasmine)	Yes	156	154	154
CA-2002-041	Aliso Village II Apartments	Yes	176	175	175
CA-2002-045	Casa Figueroa Apartments	Yes	49	48	48
CA-2002-048	The EADS Apartments	Yes	36	35	35
CA-2002-049	Fallbrook View Apartments	Yes	80	79	79
CA-2002-051	Los Girasoles	Yes	11	11	11
CA-2002-056	Nugent Square	Yes	32	31	31
CA-2002-058	Whitmore Oaks Apartments	Yes	53	52	52
CA-2002-069	El Palmar Apartments	Yes	81	80	74
CA-2002-071	Northgate Apartments	Yes	42	41	41
CA-2002-075	Hamilton Transitional Housing (Phase 1)	Yes	59	59	48
CA-2002-078	Tides Senior Apartments	Yes	36	35	35
CA-2002-079	North Beach Place	Yes	341	333	324
CA-2002-090	Regency Place Senior Apartments	Yes	81	80	79
CA-2002-091	Summit Ridge Apartments	Yes	81	80	71
CA-2002-094	Bakersfield Family Apartments	Yes	78	77	77
CA-2002-096	Suncrest Apartments	Yes	81	80	71
CA-2002-104	Villa Monterey Apartments	Yes	81	80	73
CA-2002-111	Casa Puleta Apartments	Yes	54	53	53
CA-2002-117	The Courtyards at Arcata	Yes	64	63	61
CA-2002-118	Almond Terrace Apartments	Yes	46	45	45
CA-2002-121	Summercreek Village	Yes	64	63	61
CA-2002-123	Maryland Heights	Yes	49	44	44
CA-2002-124	Sunset City Lights	Yes	16	12	12
CA-2002-129	Temple City Lights	Yes	34	33	33

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CA-2002-132	Emerald Park	Yes	21	20	20
CA-2002-138	HomeSafe San Jose	Yes	25	24	19
CA-2002-145	Saltair Place	Yes	42	40	40
CA-2002-156	Villas Oscar Romero	Yes	50	49	49
CA-2002-165	Metro Villas	Yes	120	118	118
CA-2002-175	Cypress Ridge	Yes	122	120	115
CA-2002-177	Wilford Lane	Yes	36	35	34
CA-2002-189	The Dudley	Yes	75	74	66
CA-2002-199	Meta Street Apartments	Yes	24	23	23
CA-2002-203	Valle Verde Apartments	Yes	73	72	66
CA-2002-204	421 Turk Street Apartments	Yes	29	28	28
CA-2002-212	Sherwood Point Apartments	Yes	81	80	80
CA-2002-215	Park View Village	Yes	81	80	79
CA-2002-219	Cambridge Heights Senior Apartments	Yes	22	21	21
CA-2002-223	Mandela Gateway	Yes	168	166	151
CA-2002-229	Tierra Encantada Apartments	Yes	93	92	92
CA-2002-231	Red Bluff Meadows	Yes	52	51	51
CA-2002-238	Desert Gardens	Yes	81	80	78
CA-2002-239	Saybrook Apartments	Yes	56	60	60
CA-2002-244	Hotel Stockton	Yes	156	155	142
CA-2002-246	Porterville Family Apartments	Yes	78	77	74
CA-2002-250	Broadway Vistas	Yes	21	20	20
CA-2002-252	Casa Velasco	Yes	20	20	20
CA-2002-253	Broadway Village I Apartments	Yes	16	16	16
CA-2002-800	Harvard Glenmary	Yes	216	214	214
CA-2002-801	Betty Anne Gardens	Yes	76	75	74
CA-2002-802	El Paseo Studios	Yes	98	97	94
CA-2002-803	Lassen Apartments	Yes	81	80	80
CA-2002-806	The Greenbriar aka "The Kensington"	Yes	100	20	20
CA-2002-809	Valley Palms Apartments	Yes	354	351	332
CA-2002-810	Villa Serena at Stanford Ranch	Yes	236	235	235
CA-2002-811	Woodcreek Apartments	Yes	80	34	34
CA-2002-812	Parkway Village Apartments	Yes	120	119	114
CA-2002-814	Canyon Run Apartments	Yes	51	50	46
CA-2002-816	Villa Monterey Apartments	Yes	120	118	114
CA-2002-822	Bryte Gardens Apartments	Yes	108	100	96
CA-2002-823	Detroit Street Family Housing	Yes	10	9	10
CA-2002-824	Lilly Gardens Apartments	Yes	84	83	83
CA-2002-825	Willowbrook Apartments	Yes	72	71	71
CA-2002-826	The Oaks on Florence	Yes	63	62	61
CA-2002-828	Village at Beechwood	Yes	100	99	95
CA-2002-830	Winter Creek Village (aka Windsor Road Apt)	Yes	41	40	40
CA-2002-831	Singing Wood Senior Housing	Yes	110	109	109
CA-2002-832	Villa Glen Apartments	Yes	26	25	25
CA-2002-833	Villa Andalucia Apartments	Yes	32	31	31
CA-2002-835	Monarch Village Apartments	Yes	206	83	83
CA-2002-836	1010 Pacific Avenue Apartments	Yes	112	23	23
CA-2002-837	Story Plaza Apartments	Yes	130	129	126
CA-2002-838	Carrillo Place	Yes	68	67	66
CA-2002-839	Talega Jamboree Apt Ph. II(Mendocino at Talega II)	Yes	62	61	58
CA-2002-840	Little Lake Village Apartments	Yes	144	142	142
CA-2002-841	Spring Valley Apartments	Yes	60	58	58
CA-2002-842	Canyon Country Senior Apartments	Yes	200	198	198

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CTCAC Number	Project Name	Monitor Status*	Total Units	Required Tax Credit Units	Occupied Units **
CA-2002-843	West Angeles Villas	Yes	150	149	149
CA-2002-844	Windwood Village Apartments	Yes	92	91	91
CA-2002-845	Vintage Willow Creek Senior Apartments	Yes	184	183	183
CA-2002-847	Amistad Plaza Apartments	Yes	56	55	53
CA-2002-848	Cameron Park Apartments	Yes	158	156	156
CA-2002-850	Community Arms Apartments	Yes	133	131	131
CA-2002-851	Sunset Square Apartments	Yes	96	94	92
CA-2002-852	Quail Run Apartments	Yes	104	84	84
CA-2002-853	Villa Ramona	Yes	71	70	70
CA-2002-854	Cedar Park Apartments	Yes	80	79	79
CA-2002-855	Monte Vista Gardens Senior Housing II	Yes	49	48	48
CA-2002-856	Oak Park Apartments	Yes	35	34	34
CA-2002-857	Glen Haven Apartments	Yes	81	57	57
CA-2002-858	Rich Sorro Commons	Yes	100	99	99
CA-2002-859	Church Street Apartments	Yes	93	92	91
CA-2002-860	Burbank Senior Artist Colony	Yes	141	43	43
CA-2002-861	Seminole Gardens Apartments	Yes	60	59	59
CA-2002-862	Grandon Village Apartments	Yes	161	160	153
CA-2002-863	Lake Merritt Apartments	Yes	55	54	54
CA-2002-864	Cienega Gardens Apartments	Yes	180	178	173
CA-2002-865	Heritage Plaza Apartments	Yes	180	156	156
CA-2002-866	Victoria Green	Yes	132	105	125
CA-2002-868	El Centro Loretto Apartments	Yes	76	75	75
CA-2002-869	Carter Terrace	Yes	101	100	97
CA-2002-870	Olen Jones Senior Apartments	Yes	96	95	95
CA-2002-871	Derek Silva Community	Yes	68	68	66
CA-2002-872	Leland Polk Senior Community	Yes	72	71	71
CA-2002-873	Villas del Paraiso	Yes	51	50	50
CA-2002-876	Walden Glen Apartments	Yes	186	185	185
CA-2002-879	Heritage Park at Glendale	Yes	52	51	51
CA-2002-880	Belvedere Place Apartments	Yes	26	25	25
CA-2002-881	Plaza del Sol Apartments	Yes	70	34	34
CA-2002-882	Parkwood Apartments	Yes	101	100	100
CA-2002-884	Folsom/Dore Apartments	Yes	98	96	94
CA-2002-886	Terracina Park Meadows	Yes	144	116	116
CA-2002-888	North Park Apartments	Yes	80	79	77
CA-2002-889	White Rock Village	Yes	180	167	164
CA-2002-890	Hacienda Villa Creek Senior Apartments	Yes	80	79	79
CA-2002-892	Highland Creek Apartments	Yes	184	183	178
CA-2002-893	Villas at Hamilton Senior Apts.	Yes	128	126	123
CA-2002-894	Las Ventanas Apartments	Yes	239	236	227
CA-2002-896	McBride Apartments	Yes	80	78	77
CA-2002-897	The Lofts	Yes	188	39	39
CA-2002-902	Dove Canyon Apartments	Yes	120	118	115
CA-2002-903	Solara Court	Yes	132	131	127
CA-2002-904	Canyon Springs Apartments	Yes	138	29	29
CA-2002-905	Coventry Place Apartments	Yes	140	28	28
CA-2002-907	Imperial Highway Apartments	Yes	46	45	45
CA-2002-908	Vintage Point Senior Apartments Phase II	Yes	186	168	168
CA-2002-909	Creekside at Meadow Park	Yes	77	76	76
CA-2002-910	Orchard Village	Yes	48	47	47
CA-2002-911	Vintage Paseo Senior Apartments	Yes	176	175	175
CA-2002-912	Oak Creek Senior Villas	Yes	57	56	56

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CA-2002-913	Creekside Apartments	Yes	16	15	15
CA-2002-914	River Gardens Apartments	Yes	48	47	47
CA-2002-915	Orchard Manor Apartments	Yes	64	63	63
CA-2002-916	The Arc Apartments	Yes	9	8	8
CA-2002-918	The Grove Apartments	Yes	204	202	198
CA-2002-919	Vintage Crest Senior Apartments	Yes	190	189	189
CA-2002-920	Lincoln Terrace Apartments	Yes	80	79	75
CA-2002-921	Heritage Park at Cathedral City	Yes	153	152	152
CA-2002-922	Hidden Brooks (aka:Parkside Terrace)	Yes	201	200	193
CA-2002-923	Grisham Community Housing	Yes	96	94	88
CA-2002-924	Heritage Park at Monrovia	Yes	78	77	77
CA-2002-926	River Run Senior Apartments	Yes	360	356	326
CA-2002-927	Victor Clothing Apartments	Yes	38	36	36
CA-2002-928	Summer Breeze Apts (aka Fallen Leaves Apts)	Yes	160	159	159
CA-2002-929	Palm Terrace Apartments	Yes	80	78	72
CA-2002-930	Colonia Corona Apartments	Yes	100	99	99
CA-2002-931	Murphy Ranch Townhomes	Yes	62	61	61
CA-2002-932	Center Pointe Villas	Yes	240	236	231
CA-2002-933	Bay Street Apartments	Yes	284	57	57
CA-2002-934	Salinas Bay Apartments	Yes	95	92	92
CA-2002-935	The Crossing	Yes	300	60	59
CA-2002-936	Laguna Canyon Apartments	Yes	120	118	118
CA-2003-002	Geel Place	Yes	45	44	44
CA-2003-003	Las Brisas Community Housing	Yes	92	90	89
CA-2003-004	Glenneyre Apartments	Yes	27	26	26
CA-2003-006	Casa Alegre	Yes	23	22	22
CA-2003-008	Witmer/Columbia Place	Yes	43	42	42
CA-2003-010	The Village at Victorville	Yes	81	80	78
CA-2003-018	Rolling Hills Village	Yes	52	51	51
CA-2003-021	New Terminal Hotel	Yes	40	39	39
CA-2003-026	Tyrol Plaza Senior Apartments	Yes	60	59	59
CA-2003-028	Rancho de Soto Apartments	Yes	33	32	32
CA-2003-029	Jasmine Square Apartments	Yes	72	71	71
CA-2003-032	San Mateo Rotary Floritas	Yes	50	47	47
CA-2003-036	Copper Creek Apartments	Yes	48	47	46
CA-2003-038	Court Street Apartments	Yes	24	23	23
CA-2003-042	Elderberry at Bethel	Yes	74	73	73
CA-2003-043	Alegria Apartments	Yes	15	14	14
CA-2003-046	Curran House	Yes	67	66	62
CA-2003-049	The Village at Kings Canyon	Yes	48	47	47
CA-2003-050	Casa de Rosa Apartments	Yes	81	80	78
CA-2003-051	Easter Hill Apartments, Phase IA	Yes	51	50	50
CA-2003-054	Tuolumne Village Apartments	Yes	81	80	78
CA-2003-057	Sunnyside Apartments	Yes	121	120	113
CA-2003-065	Oak Street Terrace	Yes	39	38	38
CA-2003-075	Richmond Townhouses	Yes	199	198	193
CA-2003-079	Hearthstone Village	Yes	81	80	72
CA-2003-080	Villa Rose Apartments	Yes	53	52	52
CA-2003-083	La Amistad	Yes	80	79	77
CA-2003-084	Mecca III Apartments	Yes	58	57	56
CA-2003-088	Casa Bella Apartments	Yes	96	94	88
CA-2003-089	Portofino Villas	Yes	174	172	172
CA-2003-091	Grand & Venice Family Housing	Yes	62	61	61

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CA-2003-094	Broadway City Lights	Yes	49	48	43
CA-2003-095	Westwood Vistas	Yes	51	50	50
CA-2003-098	Mutual Housing at Lemon Hill	Yes	74	73	72
CA-2003-103	Parlier Family Apartment	Yes	62	61	60
CA-2003-107	The Fountains at Sierra	Yes	93	92	92
CA-2003-110	Diamond Cove II Apartments	Yes	40	39	39
CA-2003-113	Renaissance at North Park Senior Apts.	Yes	96	94	91
CA-2003-117	Santos Plaza Apartments	Yes	37	36	35
CA-2003-120	St Anne's Transition Housing & Child Care Develop.	Yes	40	39	38
CA-2003-124	Yankee Hotel	Yes	80	78	78
CA-2003-125	Canyon Creek Apartments	Yes	68	66	66
CA-2003-133	Windsor Court & Stratford Place	Yes	86	85	85
CA-2003-139	Park Creek Village	Yes	48	47	46
CA-2003-143	Palmer Heights Apartments	Yes	61	60	0
CA-2003-145	Tesoro Del Valle	Yes	121	119	119
CA-2003-146	Camino Al Oro	Yes	102	100	100
CA-2003-152	Orchard View Apartments	Yes	81	80	78
CA-2003-154	Bridgeway East aka Rotary Bridgeway	Yes	18	18	18
CA-2003-162	Summercrest Apartments	Yes	72	70	70
CA-2003-164	Daybreak Apartments	Yes	61	60	57
CA-2003-169	Lindsay Family Apartments	Yes	61	60	59
CA-2003-172	Maganda Park	Yes	20	20	20
CA-2003-175	Hood Street Family Apartments	Yes	27	26	24
CA-2003-176	P Street Family Apartments	Yes	21	20	18
CA-2003-180	Valle Del Sol Townhomes	Yes	76	74	74
CA-2003-182	Wicklow Square Apartments (aka Dublin Sr. Housing)	Yes	54	53	52
CA-2003-185	Jackson Cornerstone	Yes	64	62	62
CA-2003-187	River Crest	Yes	36	35	34
CA-2003-188	Phoenix Park I	Yes	178	176	176
CA-2003-190	Alameda Terrace	Yes	34	33	33
CA-2003-191	Main Street Vistas	Yes	49	48	48
CA-2003-192	Tehachapi Senior I and Shafter Senior Manor	Yes	71	69	69
CA-2003-195	Monte Vista Apartments	Yes	64	52	52
CA-2003-196	Figueroa Place	Yes	33	32	32
CA-2003-199	Pinewood Court Apartments	Yes	72	71	69
CA-2003-202	Mariposa Gardens	Yes	63	62	59
CA-2003-800	Kennedy Meadows Apartments	Yes	56	55	49
CA-2003-801	Glenbrook Apartments	Yes	60	51	48
CA-2003-802	Walnut Grove Senior Apartments	Yes	60	59	59
CA-2003-803	101 San Fernando Apartments	Yes	323	67	67
CA-2003-804	Villa Solera Apartment Homes	Yes	100	99	98
CA-2003-805	Los Arcos Apartments	Yes	84	83	83
CA-2003-807	LA 78 Preservation Project	Yes	78	78	76
CA-2003-808	Town Center Apartments	Yes	75	15	15
CA-2003-810	Hollywood Palms Apartments	Yes	94	93	87
CA-2003-813	Brisa Del Mar Village Apartments	Yes	106	105	101
CA-2003-814	Bernal Dwellings Apartments	Yes	160	156	149
CA-2003-816	Creekside Apartments	Yes	185	184	142
CA-2003-818	Metropolitan Lofts	Yes	264	53	52
CA-2003-819	Heritage Park at Arcadia	Yes	54	53	53
CA-2003-820	La Costa Paloma	Yes	180	178	178
CA-2003-821	Gateway Santa Clara	Yes	42	41	41
CA-2003-822	Branham Lane Apartments	Yes	175	174	172

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CA-2003-823	Corralitos Creek Apartments	Yes	64	63	61
CA-2003-824	Fremont Oak Gardens	Yes	51	49	49
CA-2003-825	Skyline Village	Yes	73	72	0
CA-2003-826	Mariposa Apartments	Yes	106	105	105
CA-2003-827	Havenhurst Apartments	Yes	24	23	23
CA-2003-829	Tyrella Gardens	Yes	56	55	55
CA-2003-830	Pujol Street Senior Apartments	Yes	66	65	65
CA-2003-831	Salinas Pointe Apts. (aka Los Padres Apts.)	Yes	219	162	162
CA-2003-832	Potrero Senior Housing	Yes	53	52	52
CA-2003-833	Orchard Park Apartments	Yes	144	143	123
CA-2003-835	Asbury Apartments	Yes	97	58	58
CA-2003-836	Pacific Towers Senior Apartments	Yes	100	99	85
CA-2003-837	Benicia Point aka Burgess Point	Yes	56	55	51
CA-2003-839	Camino Del Sol Senior Apartments	Yes	120	118	118
CA-2003-840	Westgate Courtyards	Yes	204	203	196
CA-2003-841	Turnleaf Apartments	Yes	152	151	151
CA-2003-842	Muirlands at Windemere Apartments	Yes	350	349	349
CA-2003-843	Herald Hotel	Yes	73	72	71
CA-2003-844	Vista Montana Apartments	Yes	132	130	130
CA-2003-845	Cinnabar Commons	Yes	245	243	237
CA-2003-846	Mission Gateway	Yes	121	120	115
CA-2003-847	Channel Island Park Apartments	Yes	152	150	149
CA-2003-848	Broadway Village II	Yes	50	49	0
CA-2003-849	Westmorland Family Apartments	Yes	64	64	63
CA-2003-850	Countryside Apartments	Yes	72	72	72
CA-2003-852	Noble Tower	Yes	195	194	194
CA-2003-853	Ping Yuen Center	Yes	82	81	81
CA-2003-854	Breezewood Apartments	Yes	157	156	152
CA-2003-855	Oroville Apartments	Yes	62	61	58
CA-2003-856	Willow Oaks Apartments	Yes	60	59	57
CA-2003-857	Hacienda de Feliz	Yes	25	24	24
CA-2003-860	L.A. Colorado Terrace	Yes	70	42	0
CA-2003-861	The Oaks at Almaden	Yes	126	125	125
CA-2003-862	Oak Court Apartments	Yes	53	52	53
CA-2003-863	Holtville Gardens Apartments	Yes	80	80	79
CA-2003-864	City Towers	Yes	231	229	226
CA-2003-865	Anise Turina Apartments	Yes	28	27	27
CA-2003-866	Imperial Gardens Apartments	Yes	80	80	80
CA-2003-868	Riviera Apartments	Yes	27	27	27
CA-2003-870	Tierra del Sol	Yes	119	118	118
CA-2003-871	Villa Madera	Yes	72	71	71
CA-2003-872	Downtown River Apartments	Yes	81	80	79
CA-2003-873	Baywood Apartments	Yes	77	76	75
CA-2003-874	Mission Creek Senior Community	Yes	140	139	138
CA-2003-875	Point Reyes Affordable Homes	Yes	27	26	26
CA-2003-876	The Gardens at Ironwood Senior Apartments	Yes	172	138	134
CA-2003-877	Tremont Green	Yes	36	35	34
CA-2003-878	Parkside Village Apartments	Yes	76	75	74
CA-2003-879	The Willows	Yes	76	76	76
CA-2003-882	Windrow Apartments	Yes	96	94	93
CA-2003-883	SEASONS at Los Robles	Yes	59	58	53
CA-2003-884	Agave at Elk Grove	Yes	188	187	171
CA-2003-885	Sunnyslope Apartments	Yes	31	31	27

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CA-2003-886	Campus Gardens Apts (aka: Mulberry Gardens)	Yes	126	125	125
CA-2003-887	Moore Village	Yes	59	58	56
CA-2003-888	Sacramento Senior Homes	Yes	40	39	0
CA-2003-889	Arbor Ridge Apartments	Yes	178	36	36
CA-2003-890	Views at 270	Yes	56	55	55
CA-2003-892	Casa Colina Del Sol	Yes	75	74	74
CA-2003-893	Market Street Townhomes	Yes	60	59	58
CA-2003-894	Canyon Creek Townhomes	Yes	36	35	35
CA-2003-895	Rancho del Norte Apartments	Yes	119	118	117
CA-2003-896	Heritage Village Apartments	Yes	50	49	49
CA-2003-897	Carlton Country Club Villas	Yes	130	129	129
CA-2003-898	Coyote Run II Apartments	Yes	66	65	65
CA-2003-899	Lorenzo Creek Apartments	Yes	28	27	22
CA-2003-900	Knolls at Green Valley Apartments	Yes	200	199	186
CA-2003-901	Westminster Senior Apartments	Yes	92	91	89
CA-2003-902	Saticoy Gardens (aka Cecil Younger Gardens)	Yes	30	29	18
CA-2003-903	The Salvation Army SF Silvercrest Residence	Yes	257	254	254
CA-2003-905	Chelsey Mutual Housing	Yes	30	29	27
CA-2003-906	Copper Creek Apartments	Yes	156	155	152
CA-2003-908	Bella Monte Apartments	Yes	52	51	51
CA-2003-909	Vista Monterey	Yes	48	47	47
CA-2003-911	Maidu Village Phase III	Yes	76	75	70
CA-2003-912	Casitas Del Rio Apartments	Yes	40	39	34
CA-2003-913	Lorena Terrace Apartments	Yes	49	47	47
CA-2003-914	Sky Parkway Apartments	Yes	59	58	58
CA-2003-915	Hermosa Vista Apartments	Yes	88	87	87
CA-2003-916	Northpointe Park Apartments	Yes	180	144	144
CA-2003-917	Dublin Ranch Senior Apartments	Yes	322	162	162
CA-2003-918	Fairway Family Apartments	Yes	304	153	153
CA-2003-919	Vintage at Laguna	Yes	158	157	156
CA-2003-920	Beachview Villa	Yes	107	106	96
CA-2003-921	Ocean View Garden Apartments	Yes	62	62	61
CA-2003-922	Second Street Senior Apartments	Yes	81	80	72
CA-2003-923	Almaden Family Apartments	Yes	225	224	214
CA-2003-926	Villa Cesar Chavez	Yes	52	51	51
CA-2003-927	Beverly Towers	Yes	189	189	187
CA-2003-931	Hallmark House Apartments	Yes	72	71	70
CA-2003-934	The Breakers at Bayport	Yes	52	51	0
CA-2003-935	Cottonwood Village aka Camellia Village Apartments	Yes	86	85	72
CA-2003-936	Moulton Plaza	Yes	66	65	65
CA-2003-938	Corona Park Apartments	Yes	160	158	148
CA-2003-939	Breezewood Village Apartments	Yes	81	80	75
CA-2003-941	Sunset Villa Apartments	Yes	52	51	51
CA-2003-942	Brierwood Court	Yes	74	73	68
CA-2004-003	The Courtyard at Bay Road	Yes	74	76	73
CA-2004-004	Rainbow Apartments	Yes	89	87	85
CA-2004-006	26th & Santa Monica Family Housing	Yes	44	43	44
CA-2004-007	Samara Terrace	Yes	52	51	49
CA-2004-009	Villa Del Rey	Yes	48	47	47
CA-2004-010	1424 Broadway Apartments	Yes	41	41	41
CA-2004-012	Willow Point Apartments	Yes	25	24	24
CA-2004-014	Palomar Apartments	Yes	27	26	25
CA-2004-015	Easter Hill Apartments, Phase II	Yes	123	83	83

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CA-2004-016	Pisgah Village	Yes	47	46	43
CA-2004-017	Orange Grove Gardens	Yes	38	37	37
CA-2004-021	Arroyo de Paz I Apartments	Yes	60	59	59
CA-2004-023	Riverview Apartments	Yes	81	80	67
CA-2004-026	Zaninovich Village Senior Apartments	Yes	81	80	57
CA-2004-029	Shasta Courtyards	Yes	61	60	60
CA-2004-031	Summerset Apartment Homes	Yes	61	60	58
CA-2004-033	Serna Village	Yes	84	83	81
CA-2004-042	Sonterra Apartments	Yes	54	53	52
CA-2004-045	Casa Bella 1B	Yes	80	80	76
CA-2004-046	Casa La Paz	Yes	61	60	57
CA-2004-049	Las Brisas Apartments	Yes	66	65	59
CA-2004-050	Los Abuelitos Senior Apartments	Yes	25	24	24
CA-2004-053	Hamilton Transitional Housing, Phase 2	Yes	41	41	41
CA-2004-057	Yorba Linda Palms Apartments	Yes	44	43	42
CA-2004-058	Cortina d' Arroyo	Yes	108	107	107
CA-2004-061	Harvard Heights Apartment Homes	Yes	47	46	46
CA-2004-066	Casa Loma Family Apartments	Yes	113	112	111
CA-2004-068	Pacific City Lights	Yes	42	41	41
CA-2004-071	Los Arboles Family Apartments	Yes	81	80	70
CA-2004-073	Dorado Senior Apartments	Yes	150	148	148
CA-2004-077	Crane Terrace Apartments	Yes	44	43	43
CA-2004-078	Klimm Apartments	Yes	42	41	40
CA-2004-083	Sara Conner Court	Yes	57	56	56
CA-2004-084	New Dana Strand Phase 1 Garden Apartments	Yes	120	118	115
CA-2004-085	Temple Villas	Yes	52	51	50
CA-2004-086	Emerald Terrace Apartments	Yes	85	84	84
CA-2004-090	Kings Manor	Yes	81	80	76
CA-2004-091	Vista Ridge Apartments	Yes	56	55	54
CA-2004-092	Bella Castello at Kelley Park	Yes	88	87	86
CA-2004-093	Creekside Trails	Yes	50	49	49
CA-2004-094	Cottonwood Terrace aka Camellia Terrace Apartments	Yes	21	20	19
CA-2004-096	ca-1998-105	Yes	49	48	49
CA-2004-102	Cottonwood Place III	Yes	58	57	51
CA-2004-103	Summerview Apartment Homes	Yes	61	60	59
CA-2004-110	North Avenue Family Apartments	Yes	80	79	75
CA-2004-113	San Jose Art Ark Housing	Yes	148	146	142
CA-2004-117	The Village at Chowchilla	Yes	81	80	78
CA-2004-121	Flores Del Valle Apartments	Yes	146	144	144
CA-2004-130	Mansi Town Homes	Yes	21	20	20
CA-2004-134	Trinity Avenue Apartments	Yes	17	17	17
CA-2004-135	La Amistad at Mendota	Yes	81	80	77
CA-2004-136	Geneva Village	Yes	142	139	131
CA-2004-137	Metropolitan City Lights	Yes	65	64	64
CA-2004-139	Valley View Apartments	Yes	21	20	20
CA-2004-803	Fremont Mews	Yes	119	49	113
CA-2004-804	Trestles Apartments	Yes	71	69	66
CA-2004-805	Oak Village Apartments	Yes	117	116	110
CA-2004-806	Bayview Landing	Yes	120	119	119
CA-2004-807	The Gardens at Sierra	Yes	93	92	93
CA-2004-810	Spring & Encino Village Apartments	Yes	96	95	94
CA-2004-812	Kearney Palms Senior Apartments	Yes	81	80	79
CA-2004-815	Opportunity Center of the Midpeninsula	Yes	89	88	84

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CA-2004-816	Plymouth West Apartments	Yes	196	195	193
CA-2004-817	Villa San Joaquin	Yes	36	35	35
CA-2004-818	Hanford Senior Villas	Yes	48	47	47
CA-2004-819	Pico/Gramercy Family Apartments	Yes	71	70	70
CA-2004-820	Cottonwood Court Apartments	Yes	86	85	77
CA-2004-822	Via del Mar	Yes	40	39	39
CA-2004-823	Brawley Elks Senior Apartments	Yes	81	80	78
CA-2004-824	Brawley Gardens Apartments	Yes	81	80	75
CA-2004-825	Heber Family Apartments	Yes	81	80	79
CA-2004-826	Murphy Ranch II	Yes	38	38	37
CA-2004-831	Laurel Gardens Apartments	Yes	30	29	29
CA-2004-832	Lakeside Apartments	Yes	124	122	116
CA-2004-833	San Antonio Place	Yes	120	118	116
CA-2004-834	Mission Pointe at Riverside	Yes	64	63	63
CA-2004-835	Lion Creek Crossings fka Coliseum Gardens Phase I	Yes	115	114	111
CA-2004-836	Springs Village	Yes	80	79	78
CA-2004-838	Pacific Grove Senior Apartments	Yes	49	48	48
CA-2004-839	Magnolia Park Townhomes & Apartments	Yes	29	28	27
CA-2004-840	Lincoln Corner Apartments	Yes	134	101	88
CA-2004-841	Bay Vista at Meadow Park	Yes	220	218	213
CA-2004-842	Acacia Meadows	Yes	140	139	116
CA-2004-843	Citrus Grove Townhomes	Yes	51	50	50
CA-2004-844	Rancho Niguel Apartments	Yes	51	50	49
CA-2004-845	Casa Shalom	Yes	30	29	29
CA-2004-849	Harmony Creek	Yes	75	74	75
CA-2004-850	Green Valley Apartments	Yes	40	39	36
CA-2004-851	Sierra Sunrise Senior Apartments	Yes	119	117	117
CA-2004-852	Hawaiian Gardens Apartments	Yes	264	211	211
CA-2004-853	Colusa Avenue Apartments	Yes	38	37	34
CA-2004-854	Union Square II	Yes	24	24	21
CA-2004-855	Hannon Seaview Apartments	Yes	133	131	130
CA-2004-856	Rancho Santa Fe Village	Yes	120	119	115
CA-2004-857	Ingram Preservation	Yes	140	135	134
CA-2004-858	Bristol Apartments	Yes	102	101	101
CA-2004-859	Baycliff Apartments	Yes	342	340	340
CA-2004-860	Witmer Manor Preservation Project	Yes	238	238	236
CA-2004-862	Pilgrim Tower North Apartments	Yes	258	255	255
CA-2004-863	Maple Square Apartment Homes	Yes	132	130	124
CA-2004-864	Avian Glen	Yes	87	85	84
CA-2004-866	Harvard Place Apartments	Yes	40	39	39
CA-2004-869	Delmas Park Apartments	Yes	123	122	121
CA-2004-870	Timothy Commons	Yes	32	31	31
CA-2004-871	Olive Grove	Yes	128	126	125
CA-2004-873	Harriet Tubman Terrace Apartments	Yes	91	90	90
CA-2004-874	Chapel Lane Senior Apartments	Yes	38	38	38
CA-2004-875	Casitas Del Valle	Yes	40	39	39
CA-2004-876	Poplar Village	Yes	64	63	61
CA-2004-877	Oroville Manor	Yes	72	71	70
CA-2004-878	Douglas Park Apartments	Yes	72	71	69
CA-2004-880	Sierra Vista Apartments	Yes	46	45	45
CA-2004-881	Sobrato Transitional Apartments	Yes	60	59	58
CA-2004-882	Phoenix Park II	Yes	182	180	180
CA-2004-883	Marina Heights Apartments	Yes	200	198	163

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**Table C-2
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CTCAC Number	Project Name	Monitor Status*	Total Units	Required Tax Credit Units	Occupied Units **
CA-2004-890	Plaza Senior Apartments	Yes	172	171	158
CA-2004-891	Greenwood Village Apartments	Yes	48	47	46
CA-2004-893	Kerman Sunset Apartments	Yes	36	35	35
CA-2004-894	Lado Del Rio Apartments	Yes	42	41	36
CA-2004-896	Tuolumne Village	Yes	106	104	99
CA-2004-897	Triangle Square Apartments	Yes	104	103	101
CA-2004-898	College View Apartments	Yes	88	87	86
CA-2004-899	Wyndover Apartments	Yes	136	135	135
CA-2004-900	The Crossings at Madera	Yes	64	63	61
CA-2004-901	San Fernando Senior Housing	Yes	98	96	96
CA-2004-902	Glenview Apartments	Yes	71	70	70
CA-2004-903	Prototypes Pomona Apartments	Yes	32	31	28
CA-2004-904	The Crossings	Yes	108	107	107
CA-2004-905	Tara Village Apartments	Yes	170	168	167
CA-2004-906	Camellia Place	Yes	112	111	107
CA-2004-907	Las Flores Village	Yes	100	99	94
CA-2004-909	Central Plaza Apartments	Yes	112	111	108
CA-2004-910	Hastings Park Apartments	Yes	242	195	180
CA-2004-912	Vista Terraza Apartments	Yes	123	122	117
CA-2004-915	Afton Place Apartments	Yes	71	70	70
CA-2004-916	Pacific Court	Yes	44	44	44
CA-2004-919	Golden West Tower	Yes	180	178	178
CA-2004-920	Park View Terrace Senior Apartments	Yes	72	71	70
CA-2004-922	Clearlake Apartments	Yes	72	71	71
CA-2004-923	Heritage Oaks Apartments	Yes	120	118	108
CA-2005-002	Sand Creek	Yes	60	59	57
CA-2005-003	Village at Hesperia Phase III	Yes	21	20	20
CA-2005-007	Washington Plaza	Yes	44	43	42
CA-2005-010	Las Brisas II	Yes	60	59	56
CA-2005-011	Garden Grove Senior Apartments	Yes	85	84	84
CA-2005-013	Cottonwood Place IV	Yes	45	45	42
CA-2005-015	Helios Corner aka University Avenue Senior Housing	Yes	80	79	79
CA-2005-016	Twin Palms Apartments	Yes	48	47	46
CA-2005-017	Mountain View II Senior Apartments	Yes	20	20	19
CA-2005-018	Oasis Village	Yes	81	80	79
CA-2005-019	Altenheim Senior Housing	Yes	93	92	91
CA-2005-021	Emerald Pointe Apartment Homes	Yes	81	80	75
CA-2005-022	Rosewood Villas Apartment Homes	Yes	61	60	58
CA-2005-024	Walnut Place Townhomes	Yes	40	39	39
CA-2005-027	Sunny View Apartments	Yes	113	111	105
CA-2005-030	Brentwood Senior Commons	Yes	80	79	79
CA-2005-034	Belmont Meadows Apartments	Yes	70	69	66
CA-2005-038	Maywood Villas	Yes	54	53	53
CA-2005-039	Cassia Heights Apartments	Yes	56	55	55
CA-2005-042	Lincoln Family Apartments	Yes	57	56	48
CA-2005-044	Adagio Apartments	Yes	55	54	53
CA-2005-050	Yale Terrace Apartments	Yes	55	54	54
CA-2005-054	Lozano Vista Family Apartments	Yes	81	80	77
CA-2005-057	Mission Palms II	Yes	92	91	88
CA-2005-060	Pascual Reyes Townhomes	Yes	13	13	13
CA-2005-062	Hart Village	Yes	47	46	47
CA-2005-064	SOLARA	Yes	56	55	55
CA-2005-065	Jeffrey-Lynne Neighborhood Revitalization, Phase 3	Yes	85	76	75

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CA-2005-067	Royal Court Apartments	Yes	55	54	52
CA-2005-068	Cypress Springs Apartments	Yes	101	99	99
CA-2005-070	Plummer Village Apartments	Yes	75	74	74
CA-2005-072	Woodbury Walk Apartments	Yes	150	148	148
CA-2005-075	Montecito Townhomes	Yes	70	69	67
CA-2005-079	Valley Oaks Apartment Homes	Yes	81	80	78
CA-2005-082	City Heights Senior Housing	Yes	151	150	103
CA-2005-087	El Paseo Family Apartments	Yes	132	130	126
CA-2005-088	Union Point Apartments	Yes	21	20	20
CA-2005-090	Sommerset Place	Yes	96	94	89
CA-2005-091	Villa Escondido	Yes	81	80	73
CA-2005-092	Coronita Family Apartments	Yes	21	20	20
CA-2005-093	Auburn Park Apartments	Yes	69	67	67
CA-2005-094	Arroyo de Paz II Apartments	Yes	34	34	34
CA-2005-095	Casa Bella 2	Yes	112	111	106
CA-2005-096	Martin Luther King Square	Yes	92	91	91
CA-2005-099	Cottonwood Gardens	Yes	91	90	81
CA-2005-101	Desert Senior Living	Yes	62	61	58
CA-2005-104	Cider Village Family Apartments	Yes	40	39	39
CA-2005-106	Vineyard Town Homes	Yes	60	59	59
CA-2005-110	Witmer Heights Apartment Homes	Yes	49	48	48
CA-2005-111	Runnymede Springs	Yes	38	37	37
CA-2005-112	Cortez City Lights	Yes	21	20	20
CA-2005-114	Terry Manor Apartments	Yes	170	167	167
CA-2005-115	South Bay Villa Apartments	Yes	80	79	79
CA-2005-118	Sunny View Family Apartments	Yes	70	69	68
CA-2005-121	Bay Family Apartments	Yes	61	60	60
CA-2005-122	Park Palace Apartments	Yes	81	80	36
CA-2005-123	Poso Place	Yes	81	80	73
CA-2005-800	James Wood Apartments	Yes	61	60	60
CA-2005-803	The Crossing Phase I	Yes	114	113	111
CA-2005-804	Casas del Valle	Yes	35	35	35
CA-2005-805	The Crossings at Elk Grove	Yes	116	115	101
CA-2005-806	Valley Terrace Apartments	Yes	48	47	44
CA-2005-808	Fairfield Heights Apartments	Yes	52	51	38
CA-2005-809	Unity Estates Apartments	Yes	88	84	84
CA-2005-810	Corde Terra Family Apartments	Yes	300	298	298
CA-2005-812	Seacliff Highlands Apartments	Yes	39	38	38
CA-2005-813	The Crossing, Phase 2	Yes	114	113	110
CA-2005-814	Flower Park Plaza	Yes	199	198	198
CA-2005-815	Belmont Apartments	Yes	224	219	219
CA-2005-817	Silverado Creek Family Apartments	Yes	112	112	112
CA-2005-818	Lexington Apartments (LA Preservation III)	Yes	251	241	241
CA-2005-819	Leeward Apartments	Yes	257	245	245
CA-2005-820	Hayward Senior Apartments	Yes	151	150	142
CA-2005-828	Las Serenas Apartments	Yes	107	107	107
CA-2005-829	Eleanor Roosevelt Circle	Yes	60	49	43
CA-2005-830	The Arbors Apartments	Yes	56	55	51
CA-2005-831	Oak Center Towers	Yes	196	195	184
CA-2005-832	Vista Sunrise Apartments	Yes	85	79	63
CA-2005-833	Raintree Apartments	Yes	176	174	176
CA-2005-834	Silverado Creek Family Apartments, Phase II	Yes	56	23	23
CA-2005-835	Heritage Estates Senior Apartments	Yes	130	55	55

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CA-2005-836	Fairbanks Ridge at Del Sur	Yes	204	202	201
CA-2005-838	Timberwood Apartments	Yes	286	284	276
CA-2005-839	Monte Vista Terrace	Yes	150	149	149
CA-2005-840	Larkfield Oaks	Yes	56	55	55
CA-2005-841	Nuevo Amanecer Apartments	Yes	63	62	62
CA-2005-843	New Dana Strand Town Homes	Yes	116	114	114
CA-2005-846	Tracy Village Apartments	Yes	72	71	71
CA-2005-847	Whitley Gardens I & II	Yes	88	87	82
CA-2005-849	Vista Hermosa	Yes	24	23	23
CA-2005-850	Willow Tree Apartments	Yes	108	106	106
CA-2005-851	Rosswood Manor Apartments	Yes	97	96	95
CA-2005-852	ca-2005-852	Yes	25	24	24
CA-2005-853	Marina Tower	Yes	151	150	143
CA-2005-854	Ceatrice Polite Apartments	Yes	91	90	89
CA-2005-855	Martin Luther Tower	Yes	121	96	96
CA-2005-857	Parkview Senior Apartments	Yes	50	49	44
CA-2005-858	Block N5 - Mission Bay aka Crescent Cove	Yes	236	234	233
CA-2005-859	Yuba Gardens Apartments	Yes	120	118	118
CA-2005-860	Sage Canyon Apartments	Yes	72	71	70
CA-2005-861	Cypress Sunrise Apartments	Yes	75	74	73
CA-2005-862	Clara Park Commons	Yes	50	49	49
CA-2005-863	Wysong Village Apartments	Yes	95	94	95
CA-2005-865	Monte Vista	Yes	107	105	103
CA-2005-866	Sagewood Apartments	Yes	106	105	106
CA-2005-868	Casa Maria Apartments/Coachella Valley II	Yes	100	98	96
CA-2005-869	Coliseum Gardens Phase II aka Lion Creek Crossings	Yes	146	145	138
CA-2005-870	Tracy Senior Apartments	Yes	50	49	48
CA-2005-871	Creekside Village Senior Apartments	Yes	296	257	296
CA-2005-872	Villa Montgomery	Yes	58	57	57
CA-2005-873	Gish Apartments	Yes	35	34	32
CA-2005-874	Arroyo Point Apartments	Yes	70	69	67
CA-2005-875	Santa Paula Farmworker Apartments	Yes	41	40	27
CA-2005-876	Aurora Village II	Yes	140	138	132
CA-2005-878	Grand Oak Apartments	Yes	43	42	42
CA-2005-879	Linden Apartments	Yes	30	29	29
CA-2005-880	Macarthur Apartments	Yes	50	49	49
CA-2005-881	Vineyard Crossings	Yes	145	144	144
CA-2005-882	Parlier Plaza Apartments / Garden Valley Homes II	Yes	88	86	81
CA-2005-883	Murphy Commons	Yes	86	85	83
CA-2005-885	Grizzly Hollow Phase III	Yes	54	53	50
CA-2005-890	Laurel Crest Apartments	Yes	72	71	69
CA-2005-893	Whispering Palms Apartments	Yes	75	74	74
CA-2005-894	Irvington Family Apartments	Yes	100	99	96
CA-2005-895	Josephine Lum Lodge	Yes	150	148	133
CA-2005-896	The Cascades	Yes	112	111	104
CA-2005-897	Banneker Homes	Yes	108	107	107
CA-2005-900	Briarwood Manor Apartments	Yes	100	83	81
CA-2005-901	Casa De Vallejo Apartments	Yes	136	136	0
CA-2005-902	Deer View Park Apartments	Yes	48	47	47
CA-2005-903	Orland Apartments	Yes	82	80	78
CA-2005-905	Villa del Sol Apartments (88-063 add credits)	Yes	103	101	99
CA-2005-906	Greenfield Homes	Yes	35	35	35
CA-2005-908	Casa del Sol & Casa West Apartments	Yes	156	154	150

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CA-2005-910	Ashby Lofts	Yes	55	53	0
CA-2005-911	Rancho Buena Vista Apartments	Yes	150	149	149
CA-2005-913	Duncan Place Apartments	Yes	44	43	42
CA-2005-914	1030 Post Street Apartments	Yes	64	58	58
CA-2005-915	Paseo Senter I	Yes	117	115	115
CA-2005-916	Paseo Senter II	Yes	101	99	97
CA-2005-917	Sterling Village	Yes	80	79	79
CA-2005-918	Hemet Estates	Yes	80	79	79
CA-2005-922	Mendota Gardens Apartments	Yes	60	59	56
CA-2005-924	Summerfield Village Apartments	Yes	40	40	39
CA-2005-925	Fortuna Family Apartments	Yes	24	24	22
CA-2005-926	The Courtyards at Arcata II	Yes	36	36	36
CA-2005-927	Willow Creek Apartments	Yes	24	24	22
CA-2005-930	Madison Apartments	Yes	79	78	0
CA-2005-932	Casa Real Apartments	Yes	180	179	176
CA-2006-004	El Dorado Family Apartments	Yes	60	59	59
CA-2006-006	Plaza City Apartments	Yes	80	79	80
CA-2006-009	Mountain View Apartment Homes (Weed Family Apts)	Yes	61	60	57
CA-2006-011	Sequoia Village at River's Edge	Yes	64	63	58
CA-2006-016	Mimmim Town Homes	Yes	21	20	20
CA-2006-019	Liberty Family Apartments	Yes	43	42	42
CA-2006-022	Lyndon Hotel	Yes	53	52	52
CA-2006-027	Sierra Sunrise Senior Apartments II	Yes	20	20	20
CA-2006-028	Terracina at Santa Rosa	Yes	99	98	98
CA-2006-031	Villa Esperanza	Yes	81	80	79
CA-2006-035	Valle del Sol Apartments	Yes	72	70	67
CA-2006-036	Rivertown Place	Yes	40	39	39
CA-2006-038	Casa De Angeles	Yes	49	48	49
CA-2006-045	Broadway Village	Yes	46	45	45
CA-2006-047	Avalon Family Apartments	Yes	56	55	50
CA-2006-049	Bronson Courts	Yes	32	31	31
CA-2006-052	Creekside Village	Yes	61	60	59
CA-2006-061	Hayward Senior Housing	Yes	60	59	59
CA-2006-069	Ted Zenich Gardens	Yes	24	23	23
CA-2006-073	Villas Las Americas	Yes	55	54	54
CA-2006-074	Marquis Place Apartments	Yes	21	20	20
CA-2006-077	Olympic Village	Yes	54	53	53
CA-2006-082	The Meridian Apartments	Yes	47	46	46
CA-2006-086	Vineyard Family Apartments	Yes	73	72	72
CA-2006-091	Colusa del Rey	Yes	81	80	79
CA-2006-092	Courtyard Apartments	Yes	34	33	33
CA-2006-094	Perris Isle Senior Housing	Yes	189	148	147
CA-2006-096	King Square Family Apartments	Yes	73	72	70
CA-2006-110	Harvard Court Apartments	Yes	35	34	34
CA-2006-113	Edison Village	Yes	81	80	80
CA-2006-119	Calle La Roda Family Apartments	Yes	13	13	13
CA-2006-120	Sandstone Family Apartments	Yes	69	68	68
CA-2006-121	Villas Del Lago	Yes	74	73	73
CA-2006-122	Las Ventanas Village	Yes	80	79	75
CA-2006-144	Sichel Family Apartments	Yes	37	36	36
CA-2006-803	Orchard Glen Apartments	Yes	288	287	276
CA-2006-804	Casa de la Villa Apartments	Yes	75	74	75
CA-2006-805	The Alexandria	Yes	463	461	419

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CA-2006-806	The Gateway	Yes	28	13	20
CA-2006-807	Mira Vista Senior Apartments	Yes	305	303	279
CA-2006-809	Rippling River Apartments	Yes	79	78	79
CA-2006-811	Ross & Durant Apartments	Yes	49	48	48
CA-2006-812	Poppyfield Estates	Yes	100	99	99
CA-2006-813	Cesar Chavez Plaza	Yes	53	52	50
CA-2006-814	Sutter Hill Place Apartments	Yes	44	43	149
CA-2006-816	Hunters Pointe Apartments	Yes	168	166	161
CA-2006-823	La Mision Village Apartments	Yes	80	79	79
CA-2006-825	Windward Apartments	Yes	232	220	220
CA-2006-826	Hojas de Plata Apartments	Yes	53	52	52
CA-2006-827	Seabreeze Apartments	Yes	56	55	52
CA-2006-828	Totem Villa Apartments	Yes	38	37	36
CA-2006-829	Palm Springs Senior	Yes	116	115	114
CA-2006-830	Indio Gardens	Yes	151	150	145
CA-2006-833	Benito Street Farm Labor Center	Yes	73	62	62
CA-2006-834	Allston House	Yes	47	39	0
CA-2006-836	Biola Village	Yes	44	43	42
CA-2006-837	Lincoln Plaza	Yes	40	39	37
CA-2006-838	Parkside Court	Yes	24	23	23
CA-2006-839	Terracina at Springlake Family Apartments	Yes	156	155	155
CA-2006-841	Parkhurst Terrace	Yes	68	67	67
CA-2006-845	Spring Villa Apartments	Yes	136	135	131
CA-2006-847	Regency Apartments	Yes	143	142	141
CA-2006-851	Winters II Apartments (Winters Village)	Yes	34	33	33
CA-2006-853	Edgewater Place II	Yes	28	27	27
CA-2006-854	Vintage at Natomas	Yes	200	198	198
CA-2006-856	Del Sol Apartments	Yes	91	92	90
CA-2006-857	Pepperwood Apartments	Yes	230	227	227
CA-2006-859	The Jeffreys	Yes	30	30	29
CA-2006-861	Seagull Villa Apartments	Yes	50	49	49
CA-2006-862	Lexington Apartments	Yes	80	79	79
CA-2006-863	Concord Apartments	Yes	232	232	0
CA-2006-864	Osborne Gardens Apartments	Yes	51	50	50
CA-2006-868	Villa Vasconcellos	Yes	70	69	69
CA-2006-870	The Shenandoah	Yes	100	99	94
CA-2006-873	Anderson Portfolio (Reapp from 88-024 & 89-050)	Yes	100	98	97
CA-2006-875	Imperial Rd Portfolio (Cottonwood Creek & Redondo	Yes	100	99	93
CA-2006-876	Villa del Este Apartments	Yes	100	99	99
CA-2006-879	The Crossings at Santa Rosa	Yes	49	48	48
CA-2006-882	Coronado Senior Housing	Yes	30	29	29
CA-2006-884	Cottonwood Creek Apartments	Yes	94	93	91
CA-2006-885	Ross of Sharon Homes	Yes	142	142	137
CA-2006-887	Hotel Essex	Yes	84	84	80
CA-2006-889	Willow Plaza	Yes	12	12	12
CA-2006-892	Stevenson Manor	Yes	61	60	60
CA-2006-893	St. Johns Manor	Yes	36	36	36
CA-2006-894	Ashford Heights Apartments	Yes	300	298	273
CA-2006-898	Villa Paloma fka Heber Family Apartments II	Yes	72	71	71
CA-2006-899	Villa Dorado	Yes	80	79	79
CA-2006-903	Bayview Apartments	Yes	146	143	143
CA-2006-906	Monte Alban Apartments	Yes	192	191	107
CA-2006-907	Stoneridge at Elk Grove	Yes	96	95	89

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CA-2006-908	Saklan Family Housing	Yes	78	77	77
CA-2006-910	Oakley Apartments	Yes	208	205	82
CA-2006-915	Alabama Manor Apartments	Yes	67	66	62
CA-2006-917	Dos Palos Apts./Meredith Manor Apts.	Yes	80	78	38
CA-2006-924	Foxdale Apartments	Yes	287	286	282
CA-2006-927	Shoreview Apartments	Yes	156	152	152
CA-2007-025	Bella Vista Apartments	Yes	47	46	46
CA-2007-026	Washington Square III and Sherwood Court Apartment	Yes	54	53	53
CA-2007-051	Jeffrey Lynne Neighborhood Revitalization Phase IV	Yes	36	36	34
CA-2007-068	Oak Place Senior Villas	Yes	54	53	15
CA-2007-082	Vista Dunes Courtyard Homes	Yes	80	79	76
CA-2007-117	Panorama Park Apartments	Yes	66	65	65
CA-2007-185	Oak Grove Terrace	Yes	54	53	7
CA-2007-188	Woodlake Family Apartments	Yes	68	67	15
CA-2007-197	Rosamond Family Apartments	Yes	81	80	80
CA-2007-809	Point Natomas Apartments	Yes	337	335	328
CA-2007-812	Cape Cod Senior Villas	Yes	36	35	35
CA-2007-814	The Shadows Apartments	Yes	148	147	147
CA-2007-815	Coventry Place Apartments	Yes	88	87	87
CA-2007-817	Citrus Manor Apartments	Yes	54	53	53
CA-2007-823	Santa Paulan Apartments	Yes	150	148	148
CA-2007-824	Ukiah Terrace I Apartments	Yes	41	40	40
CA-2007-825	The Highlands Apartments	Yes	88	86	82
CA-2007-828	Fresno 2007 Portfolio	Yes	172	168	168
CA-2007-829	Tulare Group	Yes	250	244	58
CA-2007-832	Breckenridge Village Apartments	Yes	160	158	142
CA-2007-834	Oak Park Senior Villas	Yes	65	64	63
CA-2007-836	Riverstone Apartments	Yes	136	134	134
CA-2007-841	HDR I & II Portfolio	Yes	125	118	118
CA-2007-844	Heritage Park Apartments	Yes	86	85	83
CA-2007-852	Asbury Place	Yes	104	103	101
CA-2007-853	Oak Ridge Senior Apartments	Yes	35	34	33
CA-2007-855	Frishman Hollow	Yes	32	31	17
CA-2007-856	Salado Orchard Apartments	Yes	48	47	20
CA-2007-857	Villa Nueva Apartments	Yes	398	395	387
CA-2007-858	Windsor Park Apartments	Yes	139	137	134
CA-2007-859	Cherry Creek Apartments	Yes	130	129	128
CA-2007-860	College Manor Apartments	Yes	32	31	30
CA-2007-862	Logan Park Apartments	Yes	661	657	444
CA-2007-864	The Vizcaya Apartments	Yes	236	234	230
CA-2007-865	Horizons at Indio	Yes	80	79	79
CA-2007-866	Murray Apartments	Yes	50	49	49
CA-2007-870	Huron Plaza	Yes	64	63	63
CA-2007-873	Villa Esperanza	Yes	72	71	71
CA-2007-878	Alturas Meadows Apartments	Yes	48	48	47
CA-2007-879	Cedarwood Apartments	Yes	38	37	31
CA-2007-880	Descanso Place	Yes	54	53	53
CA-2007-885	Willow Glen Apartments	Yes	135	134	61
CA-2007-886	The Landings	Yes	92	91	76
CA-2007-889	Parkview Apartments	Yes	20	19	19
CA-2007-892	J.E. Wall Victoria Manor	Yes	112	111	105
CA-2007-893	Curtner Studios	Yes	179	177	176
CA-2007-896	Casa De Las Hermanitas	Yes	88	87	87

* Monitor Status "Extended" indicates project is beyond its 15 year federal compliance period, but still within its extended use compliance period.

n/a = Not Applicable.

*** The occupied unit information is as of 12/31/2008.

Table C-2
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Monitoring Status and Occupancy by Project 1986-2009

CTCAC Number	Project Name	Monitor Status*	Total Units	Required Tax Credit Units	Occupied Units **
CA-2007-897	Ridgewood/La Loma	Yes	75	73	73
CA-2007-914	Rio Linda Apartments	Yes	66	65	55
CA-2007-922	Arborelle Apartments	Yes	179	177	161
CA-2008-803	Fair Plaza Senior Apartments	Yes	68	67	68
CA-2008-807	Villa Springs	Yes	66	65	65
CA-2008-829	Ridge Lake Apartments	Yes	91	90	34

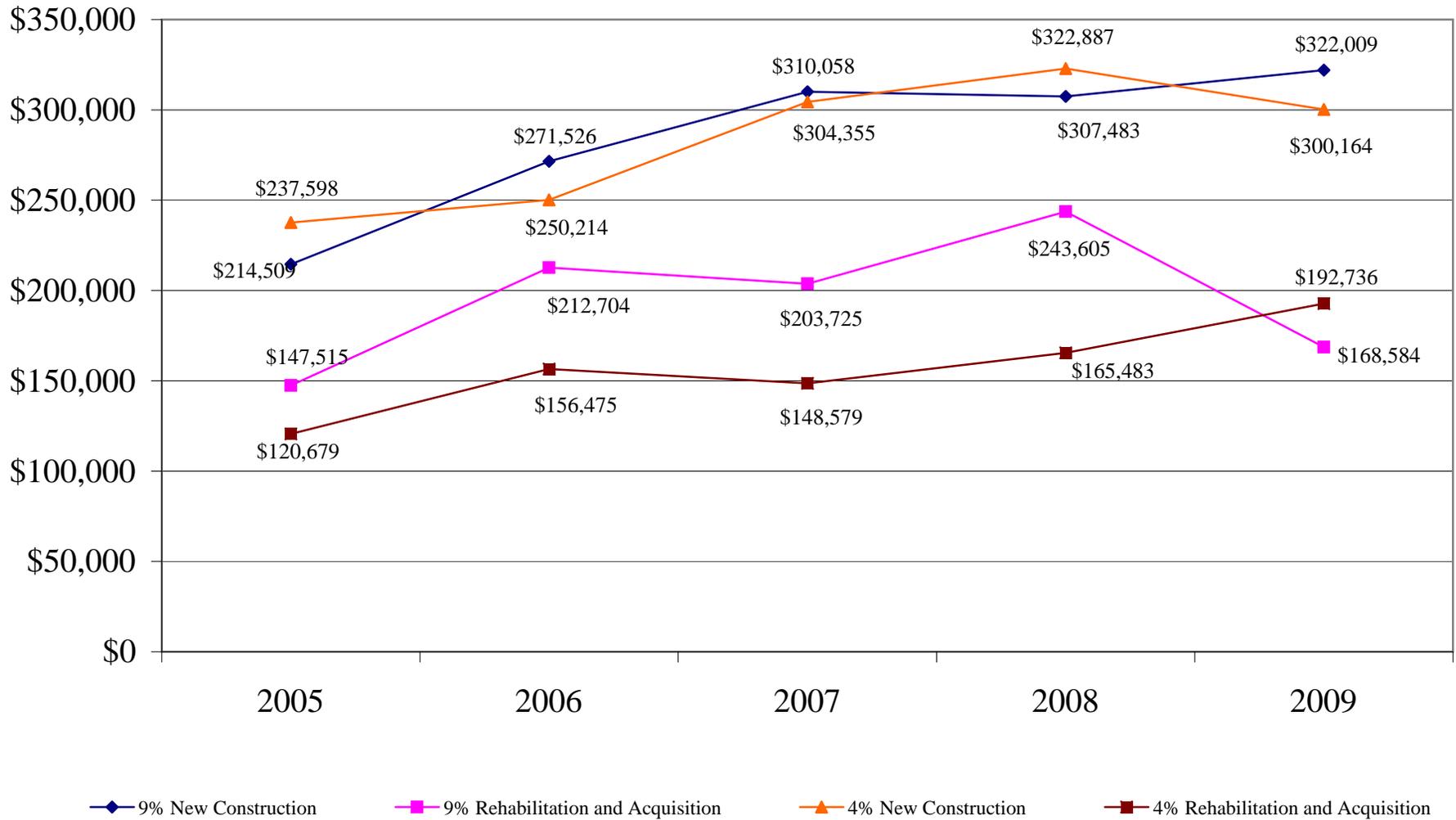
* Monitor Status "Extended" indicates project is beyond its 15 year federal compliance period, but still within its extended use compliance period.

n/a = Not Applicable.

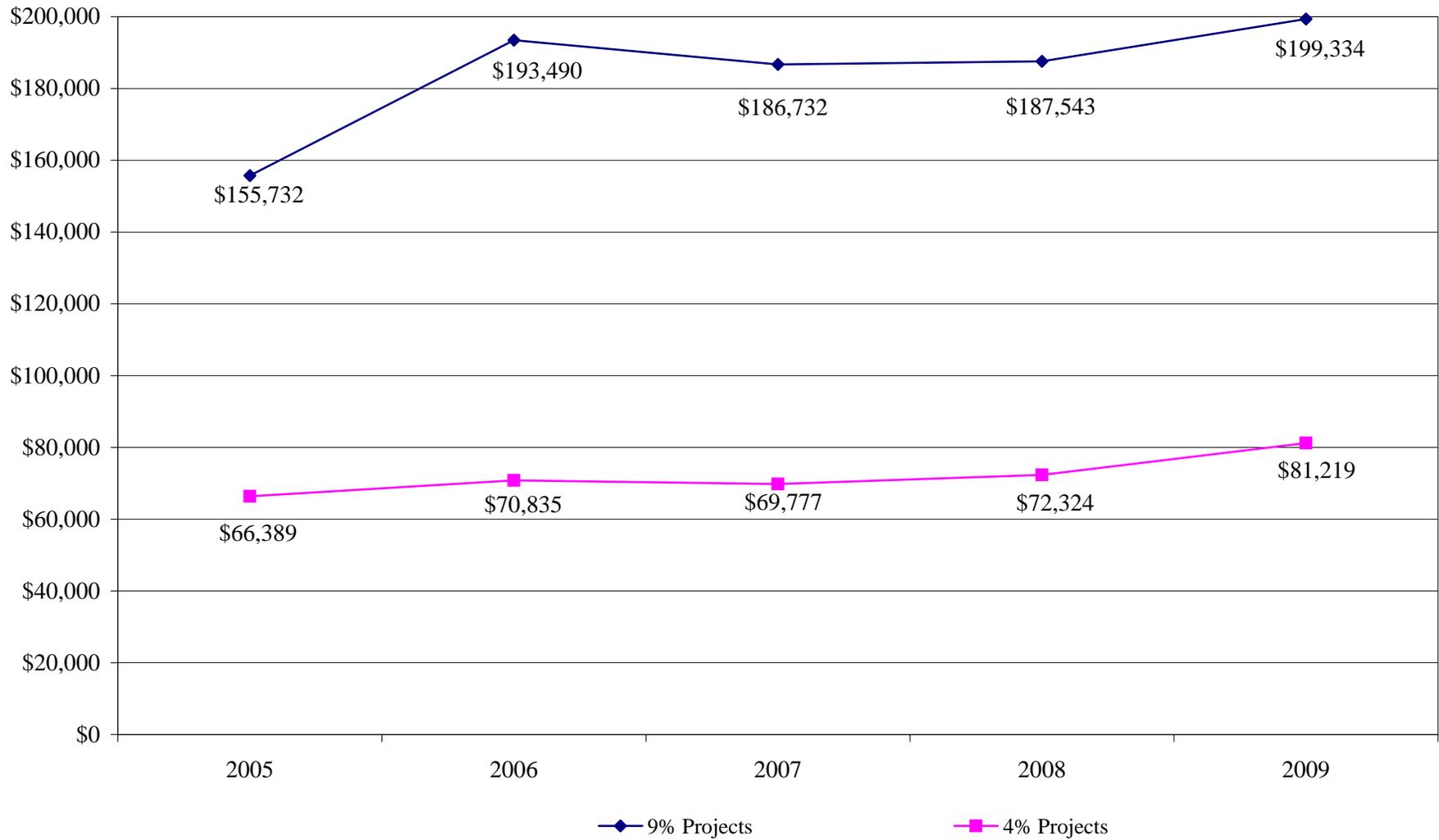
*** The occupied unit information is as of 12/31/2008.

APPENDIX D
PROGRAM COSTS, CREDITS AND UNIT
PRODUCTION TRENDS

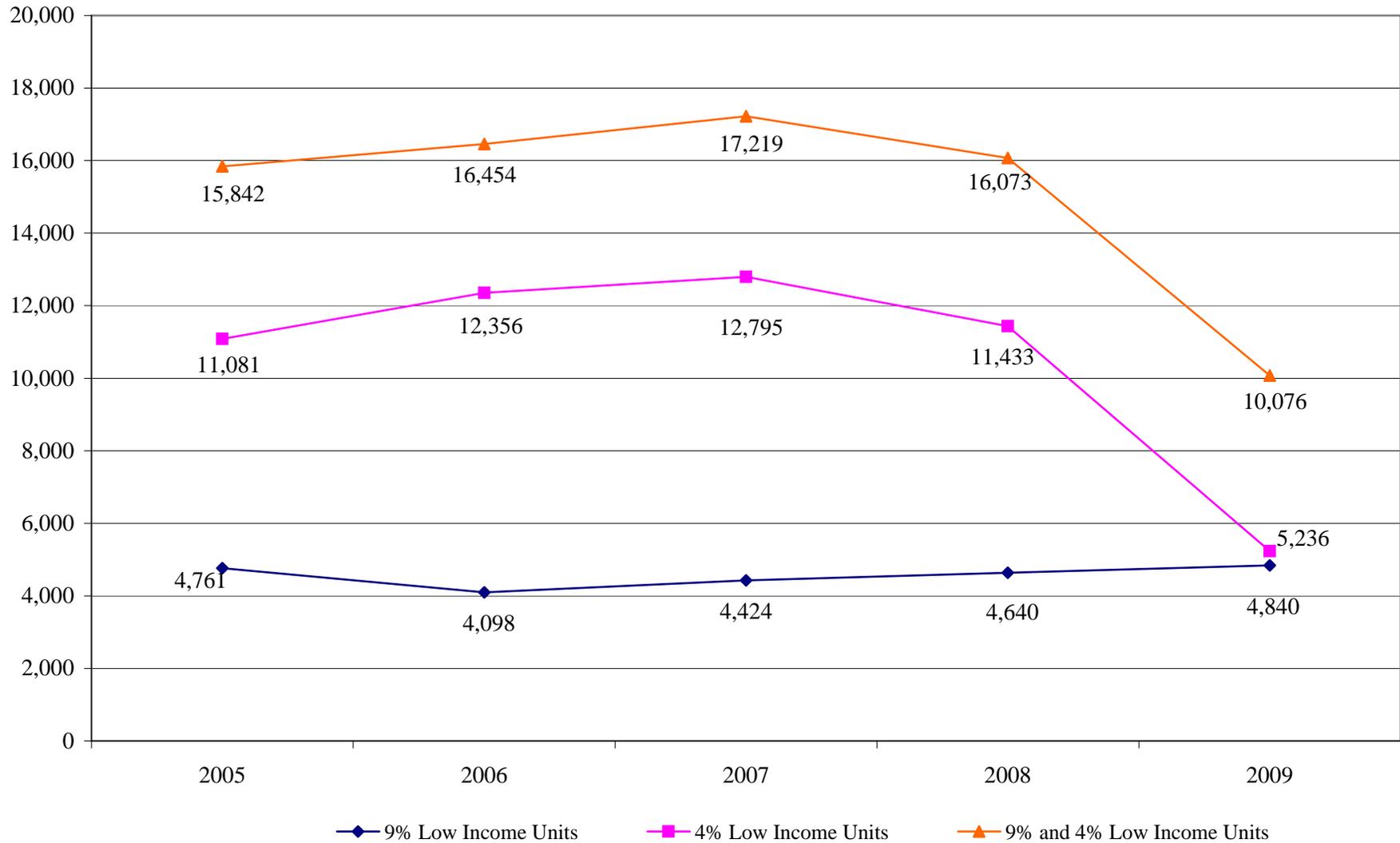
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Chart D-1: Average Initial Total Project Cost per Unit, 2005-2009



CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Chart D-2: Total Federal and State Credits per Unit, 2005-2009



CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Chart D-3: Total Low Income Units Awarded Credit, 2005-2009



APPENDIX E
PROGRAM DESCRIPTION

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

915 CAPITOL MALL, ROOM 485

SACRAMENTO, CA 95814

TELEPHONE: (916) 654-6340

FAX: (916) 654-6033



William J. Pavão
Executive Director

MEMBERS:
Bill Lockyer, Chair
State Treasurer

Ana J Matosantos, Director
Department of Finance

John Chiang
State Controller

**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 affordable rental housing for households meeting certain income requirements.

The Committee

The Committee has seven members, including three voting members and four advisors. The voting members include the State Treasurer, who serves as chairman, the State Controller, and the Governor, who may choose to designate the Director of the Department of Finance as his representative. The non-voting members are the Executive Director of the California Housing Finance Agency, the Director of the Department of Housing and Community Development, and two representatives of local governments. 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.

FEDERAL AND STATE HOUSING TAX CREDIT PROGRAMS

The Federal Program

Congress created the federal Low Income Housing Tax 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. Two types of federal tax credits are available and are generally referred to as nine percent (9%) and four percent (4%) credits. These terms refer to the approximate percentage of a project’s “qualified basis” a taxpayer may deduct from their annual federal tax liability in each of ten years. (See “How Credit Amounts are Calculated” below)

The program is regulated through Internal Revenue Code Section 42, and is administered by the Internal Revenue Service, which is part of the U.S. Treasury Department. Section 42 specifies that each state must designate a “housing credit agency” to administer the Credit program. In California, responsibility for administering the program was assigned to the California Tax Credit Allocation Committee (TCAC), first by a February 1987 gubernatorial proclamation, and later by enactment of SB 113, Chapter 658, statutes of 1987. The federal tax credit program was granted permanent status with passage of the Omnibus Budget Reconciliation Act of 1993.

The State Program

Recognizing the extremely high cost of developing housing in California, the state 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. Thus the state program does not stand alone, but instead, supplements the federal tax credit program.

Annual Federal Credits Available

For 2010, each state has an annual housing credit ceiling of \$2.10 per capita for 9% Low Income Housing Tax Credits. In addition, States may qualify for a pro rata 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 may 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 30 years.

Annual State Credits Available

The annual state credit ceiling for 2010 is approximately \$86 million and would be increased by any unused or returned credits from previous years. Investors claim the state credit over a four-year period, rather than the ten-year federal allocation period. The full four-year state credit allocated to a project is deducted from the \$86 million state ceiling, while only the annual federal credit allocated to a project is deducted from the federal ceiling.

Tax-Exempt Bond Financed Projects

Developments financed with the proceeds of tax-exempt bonds may also receive federal tax credit. In this instance, the developer/owner of a tax-exempt development must apply to the Committee and must meet both the federal and state statutory and regulatory requirements. The tax credits available are tied to the private activity bond cap limits, but are not deducted from the state's annual tax credit ceiling. The annual credit available is based on approximately 4% (instead of 9%) of the "qualified basis" of the development. Qualified basis consists of the costs attributable to the units that will be income and rent restricted for a minimum of 30 years.

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 existing properties undergoing rehabilitation. Nine percent credits are allocated on a competitive basis so that those meeting the highest housing priorities and public policy objectives, as determined by the Committee, have first access to credits. Those utilizing tax credits must own the project for which the credits are awarded.

Rent and Income Restrictions

The programs have both rent and income restrictions. 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). Federal law requires that the initial incomes of households in tax credit units not 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, most project sponsors 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 below, 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 30 years; however, California law generally requires a 55-year extended use period for 9% tax credit projects. Also, 4% tax credit recipients frequently access significant boosts to their basis limits by agreeing to 55-year extended use restrictions. Regulatory agreements are recorded against each tax credit project to ensure compliance.

Determination of Credit Need

As required by federal law, the Committee performs 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 may 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

In determining the amount of credit for which a project may be eligible, 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 Difficult to Develop Area (DDA) or Qualified Census Tract (QCT), the eligible basis receives a 130% adjustment. Next, 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. This figure is known as the “qualified basis” of the project.

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 summarized as nine percent (9%). For projects involving a federal subsidy (including projects financed more than 50% with tax exempt bonds), the rate is summarized as four percent (4%). Due to the fluctuating federal tax credit rate published monthly by the IRS, TCAC currently uses a 9% and 3.5% 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 Equity Investment

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 claim 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 credit amount needed.

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 differences include:

- 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 previously subsidized projects that qualify as "at-risk" of being converted to market rate.

Federal Preference and Selection Criteria

Each state agency is responsible for designing and implementing its housing tax credit program in accordance with requirements of the Internal Revenue Code and its own particular state housing needs. The Internal Revenue Code sets broad parameters that must be considered by each state in its “Qualified Allocation Plan” (QAP), adopted after public hearings and input that sets forth the state’s program.

Section 42, for example, requires that each state give preference to projects that serve the lowest income tenants, projects obligated to serve qualified low income tenants for the longest period of time, and projects located in qualified census tracts that contribute to a concerted community revitalization plan.

Additionally, the following selection criteria must be considered by each state in awarding credit: project location, housing needs characteristics, project characteristics, tenant populations with special housing needs, public housing waiting lists, tenant populations of individuals with children, and projects intended for eventual tenant ownership.

California's Program

In California, the demand for housing tax credit has recently exceeded the supply by approximately three to one (3:1). This means, of course, many good, worthwhile projects are unable to be awarded credit. It also means a rather elaborate set of legal and regulatory rules for determining what projects are awarded credit has been established. State and federal law require at least 10% of the annual credit be awarded to projects that materially involve non-profits. State law also requires 20% of the annual credit be awarded to projects located in rural areas of the state, and 2% of the credit be set-aside for "Small Development" projects of 20 or fewer units. Additionally, to assure geographic distribution of the tax credit, a certain percentage of credit is awarded each year to projects located in twelve geographic regions of the state.

Public policies encouraging smart growth principles, energy efficiencies, and the like are part of California's housing tax credit program. In its competitive scoring system, points are awarded for a variety of items, ranging from serving lower income tenants, to achieving energy efficiencies, to the degree that the project will contribute to revitalization efforts in the area where it will be located.

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;
- (b) enforceable financing commitments of at least 50% of the total estimated financing need;
- (c) control of the site;
- (d) compliance with all applicable local land use and zoning ordinances;
- (e) development team experience and financial capacity to ensure project completion and operation for the extended use period;
- (f) financial viability throughout the compliance period of the project;
- (g) minimum construction standards;
- (h) all deferred-payment financing, grants, and subsidies be "committed" at application; and
- (i) new construction projects using 9% tax credits are limited to no more than 150 units for non-rural set-aside applications, and 80 units for rural set-aside applications.

In addition, targeted projects must meet additional threshold requirements applicable to the targeted populations they are intended to serve. 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 for awarding 9% tax credits, unless circumstances warrant a reduction in the number of cycles. The 2010 funding schedule is as follows:

<u>Round</u>	<u>Application Due Date</u>	<u>Committee Awards</u>
First	March 25, 2010	June 9, 2010
Second	July 7, 2010	September 22, 2010

Application Process

TCAC has prepared an application package to help applicants to present clearly their project's characteristics. 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 sixty days to complete.

Point System for Ranking and Scoring Applications

TCAC receives far more applications for tax credit than it has authority to award. Generally, the demand is roughly twice the supply of available credit. For that reason, the Committee, in 1999, implemented a point system by which to rank applications. Although it is somewhat complicated by the overlay of statutory set-asides and geographical apportionments, the basic point structure advantages applications that show evidence of leveraging public and some private funds, projects for which the owner and management company have previous affordable housing experience, projects that have location amenities (for example, being located by a public transit stop), projects that will offer tenants various service amenities (for example, after school computer classes), projects serving the lowest income tenants, "mixed income" projects that have a non-tax credit component of renters, projects that are ready to proceed, projects that attain energy efficiencies, and projects that contribute to neighborhood revitalization. (See the regulations for a fuller explanation.)

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.
- (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. 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. Once a Carryover Allocation is made, project owners have until December 31 of the second calendar year after the year in which the 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, the project is “placed in service”, or ready for occupancy, and the owner submits various documentation to TCAC for review. 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 housing tax 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. Each project will have a site visit from TCAC staff or its agent every three years. During this visit, tenant files and rent rolls will be examined to assure that the incomes and rents are properly restricted. Other items to be inspected include promised amenities as well as the physical conditions of the development and its units.