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# CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

## 2000 Annual Report



**PHILIP ANGELIDES**  
Treasurer  
State of California

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

2000 Annual Report

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

2000

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

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State Treasurer

Gray Davis, Governor or  
Timothy Gage, Director of Finance

Kathleen Connell, State Controller

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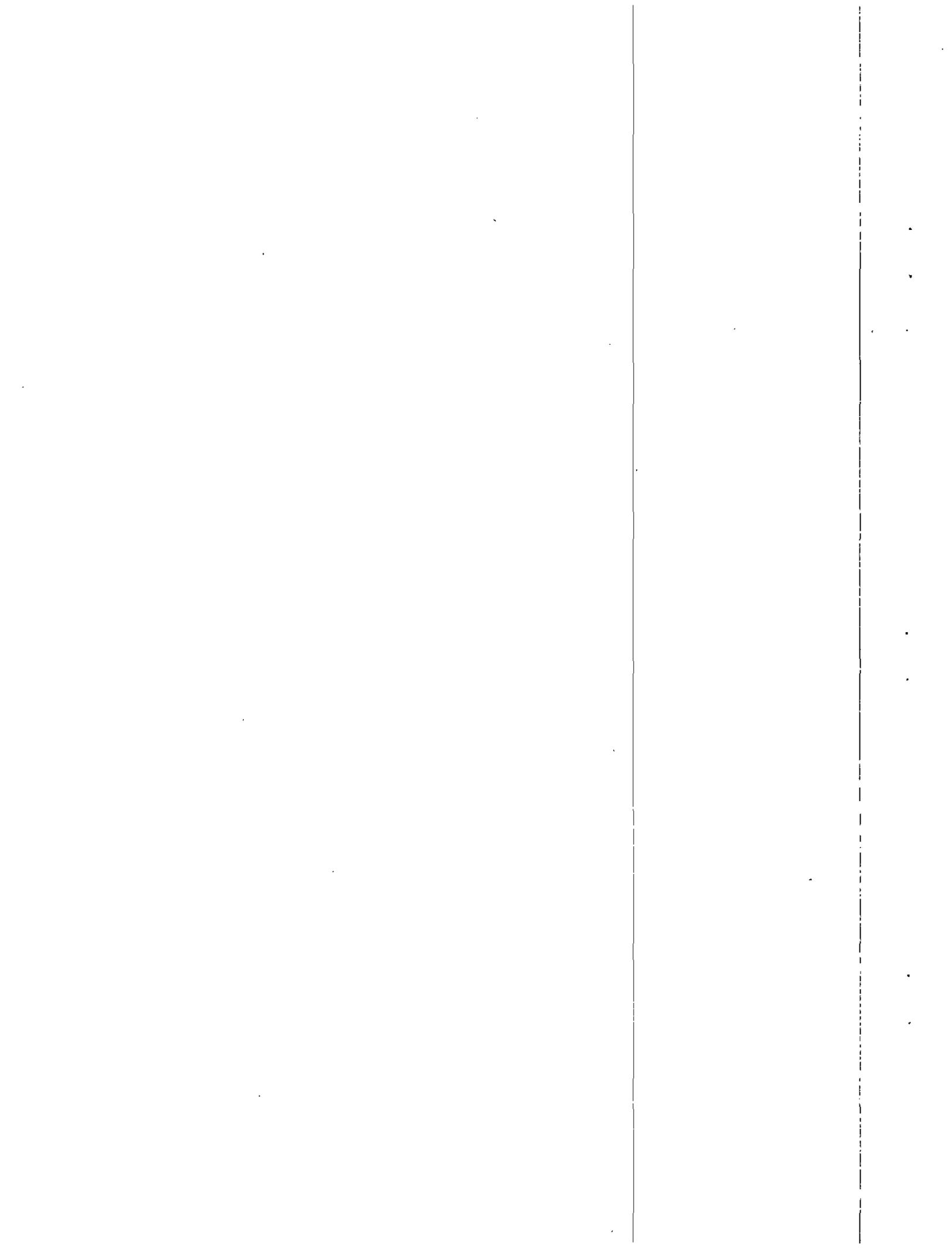
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This is the annual report of the California Tax Credit Allocation Committee for the calendar year 2000 and, as such, represents development and compliance reporting in that and previous years. Several changes are anticipated for 2001 and beyond in the process in determining priorities and methodologies of awarding credit.

## **EXECUTIVE SUMMARY – 2000 Program Highlights**

### *Tax Credit Units in California Exceed 123,000*

In 2000, the California Tax Credit Allocation Committee (“TCAC” or “the Committee”) allocated over \$50 million in competitive federal tax credit to 81 low-income housing projects, 9 of which were reapplications for additional credits. Additionally, more than \$50 million in state credit was allocated to 31 projects. Thirty-nine family projects, seventeen senior projects, six single room occupancy projects, eleven at-risk projects and eight special needs projects were allocated credit. A total of 5,057 additional affordable housing units will be built with the 2000 ceiling amount, bringing the total aggregate number of units in the competitive, 9% program in California to 72,144. When including tax-exempt bond financed units, the total aggregate number of units assisted with tax credits is 123,150.

### *Demand for Tax Credits Remains High*

Applications for competitive credit received during the year totaled 269 (as compared to 262 in 1999), with 81, or 33%, receiving a tax credit allocation. The demand over supply for tax credits in 2000 was approximately equal to that of 1999 when 32% of all applications received credit allocations. The total dollar amount requested was \$175.8 million, while the amount available to allocate was \$50.6 million or 29% of the requested amount.

### *Geographic Apportionments Affect Distribution of Credit*

Beginning in 1997, the Committee adopted geographic apportionments to increase the degree of certainty that distribution of tax credit corresponds with statewide housing need. By formula, Credit is apportioned under a “fair-share” formula to areas with relative need for affordable housing by limiting amounts of federal credit each area may consume in an allocation cycle. The formula determines the amount of credit available to counties after funding the Non-profit, Rural, Small Development and At-Risk Set-Asides. This methodology was adopted because metropolitan areas within counties with large rural areas potentially would not be able to receive credit otherwise. The following table details how the 2000 geographic targets compared with the credit allocated:

**TABLE 1**  
**2000 Geographic Apportionments versus Allocations**

<u>County</u>	<u>Targeted Apportionment</u>	<u>Percent of Allocation Without Rural Set-Aside</u>	<u>Percent of Total Allocation</u>
Alameda	5.30%	8.26%	6.65%
Contra Costa	2.20%	2.70%	3.50%
Los Angeles	39.70%	36.91%	29.75%
Orange	8.00%	4.79%	3.86%
Riverside	2.00%	3.52%	6.80%
Sacramento	4.20%	4.16%	4.07%
San Bernardino	3.90%	5.05%	4.07%
San Diego	10.30%	7.07%	5.69%
San Francisco	4.60%	10.23%	8.24%
Santa Clara	4.40%	6.49%	5.23%
San Mateo	2.00%	0.00%	0.66%
Other Counties	13.20%	10.82%	21.48%
<b>TOTAL</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>

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

*Continued Increase in the Number of Projects Financed with Tax-exempt Bonds*

In 2000, the Committee reserved credit for 109 projects financed with the proceeds of tax-exempt bonds, as opposed to 111 projects reserved credit in 1999. The tax-exempt bond projects funded in 2000 resulted in more low income units and were reserved more credits than the projects funded in 1999. The 109 projects funded in 2000 were reserved \$47,010,344 in annual federal tax credit, and will produce 14,759 low-income units.

*Monitoring Activities*

In 2000, the Committee conducted monitoring activities at 243 tax credit projects, thus meeting the IRS requirement that 20% of active projects are reviewed annually. Activities included visits to properties and file inspections. Of the 243 projects inspected, 95, or 39%, were found to have no incidences of non-compliance. One hundred and forty-eight projects, or 60%, had at least one incidence of non-compliance. In most cases the non-compliance was due to over-charging rents or not performing income recertifications. Of the 3,128 files inspected, 3,126 or 99.9% were found in compliance with income restriction requirements. In cases where too much rent was charged, residents in nearly all cases received refunds.

## I. PROGRAM OVERVIEW

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

Section 50199.15(a) of the California Health and Safety Code requires the Committee to submit an annual report of the prior year's activities to the Legislature. The statute requires the Committee to report information as follows: the total amount of housing credit allocated; the total number of low-income units that are, or will be, assisted by the credit; the amount of credit allocated to each project, other financing available to the project, and the number of units that are, or will be, occupied by low-income households. The report also must include information from projects receiving allocations in previous years that describes the low-income status of units reserved for low-income occupancy. Appendices A, B and C of this report contain data for 2000 as well as prior program years. Appendix D contains a summary description of the tax credit programs.

### *The Tax Credit Programs*

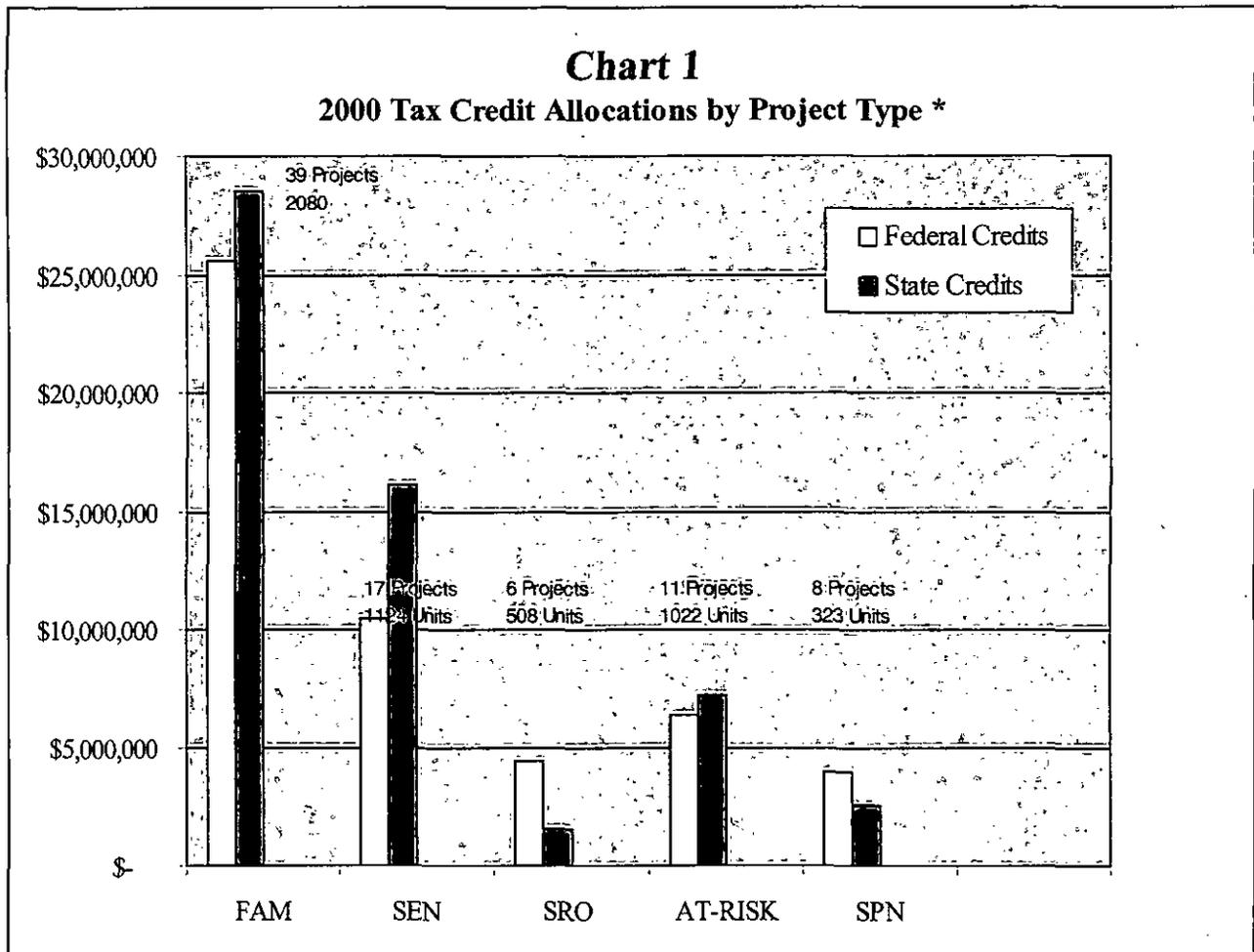
The California Health and Safety Code reiterates that the Committee shall adopt a Qualified Allocation Plan ("QAP"), as required by federal law (IRC Section 42), that specifically addresses project selection criteria. The state statute requires consideration of the following factors when allocating credit:

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

## **II. RESULTS OF THE 2000 PROGRAM**

In 2000, the per capita federal credit ceiling was \$41,431,401, or a total of \$414,314,010 of federal credit available for investors over a ten-year period. In addition to the per capita credit and credit available for projects utilizing tax-exempt bond financing, there were two other sources of credit available to California in 2000.

- \$161,319 was awarded to the Committee from the national pool. A national pool has been formed each year since 1992 from unallocated credit from those states unable to fully utilize their credit ceiling.
- TCAC also had available in 2000 over \$9 million of credit returned from developments to which credit had been allocated in previous years but which could not use them within the statutory time frames allowed (i.e., the federal 24-month allocation period).



#### *Applications*

In the two cycles held in 2000, applicants requested approximately \$175.8 million in federal credit and \$210 million in state credit, far exceeding the approximate \$50 million available in federal credit and the \$50 million available in state credit. Of these 269 applications, a total of 81 received credit reservations.

Table A-1 in Appendix A provides a summary listing by county of all projects allocated credit in 2000. The 2000 federal tax credits assisted 81 projects in 29 counties. State tax credits assisted 32 projects in 19 counties.

Chart 1 breaks down the 2000 allocations by project type. Of the 81 projects that received an allocation, 39 are designed for large families (3-bedroom or larger units comprised at least 30% of totals project units), 17 are designed for seniors, 6 provide Single Room Occupancy units, 11 projects “at risk” of conversion to market rate, and 8 are targeted for residents with special needs. The project and unit counts do not include tax-exempt bond financed projects.

**Chart 2**  
**2000 Unit Distribution bt Construction Type**

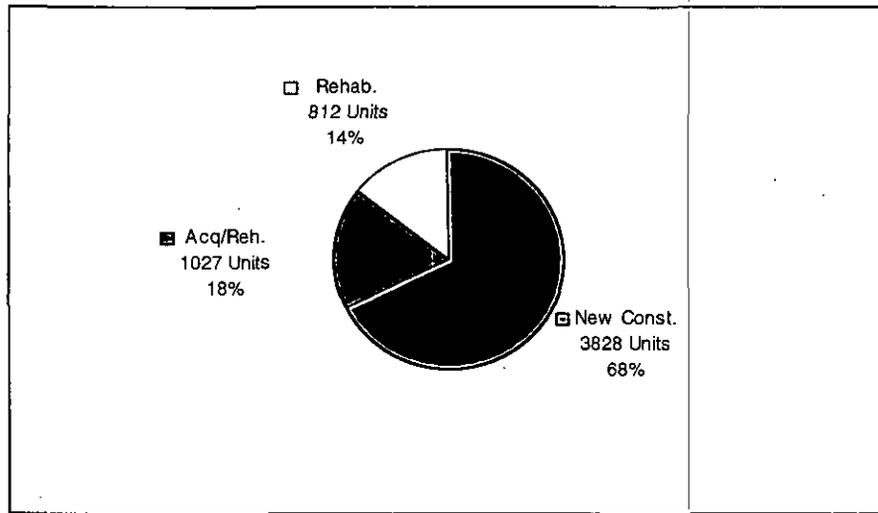


Chart 2 shows the number of 2000 units and projects by construction type, not including the tax-exempt bond financed projects. Projects awarded credit contain 5,667 total units, 5057 of them low-income. Nearly 3,850 of these units will be newly constructed, and over 1,800 existing units will be rehabilitated.

**Table 2**  
**2000 Allocations by Set-Aside**

Set-Aside	Projects	Total Units	Federal Allocation	% of Total	State Allocation	% of Total
At-Risk	10	909	\$4,973,089	9.8%	\$7,190,177	12.8%
RHS	4	184	\$1,948,379	3.8%	\$2,515,112	4.5%
Nonprofit	2	171	\$1,267,943	2.5%	\$4,423,057	7.9%
Nonprofit HAA	7	428	\$3,877,057	7.7%	\$1,588,354	2.8%
Rural	14	831	\$7,889,183	15.6%	\$14,132,341	25.2%
Small Development	5	87	\$1,088,356	2.1%	\$549,274	1.0%
General Pool	39	3057	\$29,623,199	58.5%	\$25,641,977	45.8%
<b>Total</b>	<b>81</b>	<b>5667</b>	<b>\$50,667,206</b>	<b>100.0%</b>	<b>\$56,040,292</b>	<b>100.0%</b>

As required by federal and state law, at least 10% of the annual credit ceiling must be set aside for nonprofit sponsors. State law also provides for 20% rural and 2% small development set-asides. Table 2 shows that 10.2% of the federal credit and 10.7% of the state credit was allocated to qualifying nonprofit sponsors. About 19.4% of federal credit and 29.7% of state credit available went to rural projects. About 2.1% of federal credit and 2.9% of state credits were awarded to small development projects.

**Table 3**  
**Credits per Unit: 1995-2000**

	1995	1996	1997	1998	1999	2000
Federal Credits	\$44,478,041	\$47,215,73	\$41,111,674	\$44,093,456	\$43,349,765	\$50,672,338
State Credits	\$48,125,905	\$36,006,09	\$33,913,70	\$50,234,029	\$52,308,356	\$56,040,292
Federal Credits/unit	\$8,464	\$7,410	\$7,385	\$7,702	\$8,728	\$8,942
State Credits/unit	\$24,135	\$20,958	\$24,504	\$18,775	\$10,531	\$25,266

*Federal Credits-Per-Unit Increases in 2000*

Table 3 summarizes data on credits-per-unit for projects allocated ceiling credit from 1995 through 2000.

**III. KEY EVENTS DURING 2000**

*Continued Increase in the Number of Projects Financed with Tax-exempt Bonds*

In 2000, the Committee reserved credit for 109 projects financed with the proceeds of tax-exempt bonds. While the Committee funded 2 fewer projects in 2000 than in the preceding year, these projects generated 1,247 more low income units than in 1999. This is a continuation of the significant increase in the demand for credit combined with tax-exempt bond financing which began in 1997. This is a significant workload increase to staff of the Committee.

**IV. PROGRAM RESULTS: 1987 THROUGH 2000**

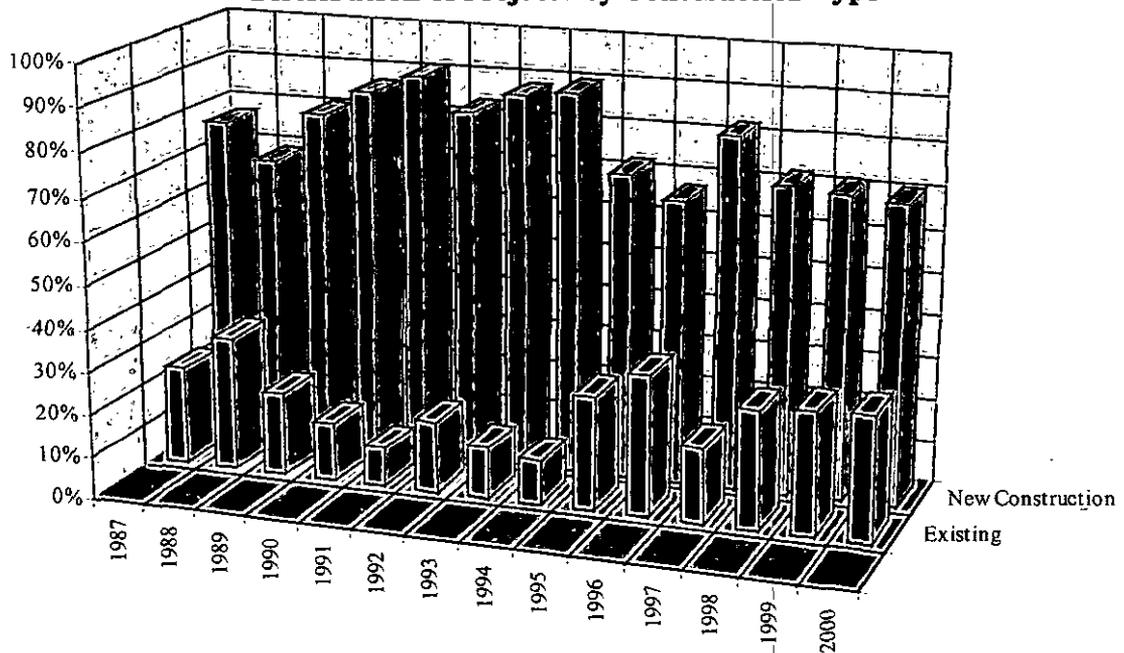
The existing portfolio of tax credit ceiling projects encompasses total annual federal allocations of \$521 million in 1,254 projects with 72,144 affordable housing units. A total of 420 of these projects used state credits totaling more than \$517 million. An additional 51,006 affordable housing units in 440 projects have received credit by financing with tax-exempt bonds, for a total of 123,150 units. TCAC estimates that some \$2.6 billion in project equity has been, or will be, raised from the allocations of federal and state tax credits. Tax credits are not dollars to be spent on housing development costs, but are offered to investors to raise project equity. Credits are generally offered through partnerships to investors, and their value is the price the investor judges the credits to be worth in terms of the future tax benefits they will receive from the credits, and other benefits they receive by owning a project.

### *State Credit Program Effectiveness*

The demand for state credits reached record levels with demand exceeding supply by approximately 4 to 1. In 2000, \$56 million in state credits were allocated with a demand of over \$210 million.

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

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



### *New Construction Outpaces Rehabilitation Projects*

Chart 3 shows projects by construction type since the inception of the program in 1987 through 2000. While the percentage of new construction projects has shown a slight decrease, these projects continue to far out-pace rehabilitation projects.

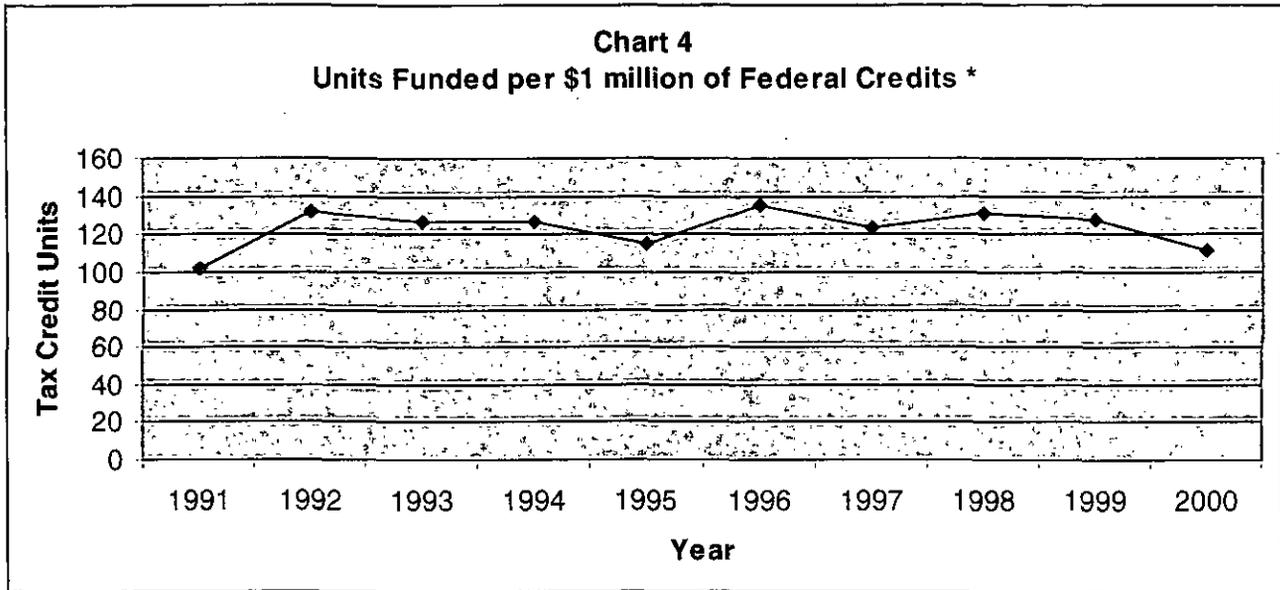


Chart 4 reflects the number of units expected to be produced per million dollars of tax credit in program years 1991 through 2000.

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

### *All Populations Are Served*

The majority of *Large Family* projects are new construction with an average size of 53 units in 2000. By geographic location, in comparison to rural projects, inner-city projects tend to be smaller and suburban projects larger. Thirty to fifty percent of the units in most family projects are 3-bedroom or larger units. Project amenities include laundry facilities, equipped play areas, outside family areas, community rooms, day care facilities, and security systems.

SRO projects are often rehabilitated urban hotels, with an average size of 85 units in 2000. SRO units do not have a separate bedroom; however, they may have private bath and kitchen facilities. All units must be targeted on average to households with incomes of 45% of area median. Project amenities include laundry facilities, furnished community rooms, community kitchens and security. In addition, various social services are available to assist the tenants; these include job counseling, drug and alcohol rehabilitation.

Senior projects are generally new construction with an average size of 66 units in 2000. Most senior projects are comprised of 1-bedroom units and are on sites within walking distance of basic services. Project amenities include a security call system, furnished community rooms and laundry facilities.

Special needs projects are generally small, with an average size of 40 units in 2000. All units must be targeted on average to households with incomes of 45% of area median. The targeted households have included HIV positive households, frail elderly, mentally and physically handicapped individuals, and single mothers. Project amenities must be appropriate for the targeted population and the residents must have access to appropriate social services.

At-Risk projects are comprised of assisted units (generally section 8 of 236) that are approaching or past the time when they can convert to market rate developments. In 2000, their average size was 93 units.

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

<b>Project Type</b>	<b>1987-1989</b>		<b>1990-2000</b>		<b>% of All Units</b>
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>	
Family	6,201	42.64%	42,270	60.23%	57.21%
SRO	1,253	8.62%	8,701	12.40%	11.75%
Senior	4,589	31.55%	13,667	19.47%	21.54%
Special Needs	89	0.61%	2,764	3.94%	3.37%
Non-Targeted	2,411	16.58%	1,052	1.50%	4.09%
At-Risk	0	0.00%	1,730	2.46%	2.04%
<b>Total</b>	<b>14,543</b>	<b>100.00%</b>	<b>70,184</b>	<b>100.00%</b>	<b>100.00%</b>

Table 4 shows the number of units receiving tax credit allocations for each of the targeted categories. Since projects did not compete under the Qualified Allocation Plan prior to 1990, the totals have been grouped by 1987-1989, and 1990-2000.

In contrast to 1987-1989 projects, projects receiving Credit since 1990 possess characteristics that meet or exceed program goals. Over 60% of the 1990-2000 units are in projects designated for large families, and nearly 20% are SRO units. Special needs housing production has also been increasing.

**Table 5**  
**Projects and Units Produced by Setaside**  
**1990-2000**

<u>Setaside</u>	<u>Projects</u>	<u>% of Total</u>	<u>Units</u>	<u>% of Total</u>
FmHA/RHS	61	6.38%	2,726	3.90%
Rural	172	17.99%	11,842	16.95%
Small Development	63	6.59%	800	1.14%
Nonprofit	321	33.58%	22,070	31.58%
Nonprofit HAA	18	1.88%	872	1.25%
General	321	33.58%	31,575	45.18%
At-Risk*	10		909	
<b>Total</b>	<b>956</b>	<b>100.00%</b>	<b>69,885</b>	<b>100.00%</b>

\*The At-Risk Setaside was established in 2000, therefore the above totals do not reflect the number of At-Risk developments receiving allocations before 2000.

#### *Set-Asides*

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

The RHS and Small Development set-asides were not established until the 1990 application cycle. Therefore, Table 5 only summarizes projects receiving tax credits in 1990-2000. The At-Risk set-aside was established this year, 2000. The data is grouped by the projects' *application* set-aside, although they may actually have been *funded* from the general allocation pool.

### *Geographic Distribution*

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

Since the inception of the program in 1987, federal and state tax credits have been allocated for affordable housing developments in 55 of the 58 counties in California. Table B-1 in Appendix B compares the percentage of total tax credit units by county to the county's population as a percentage of total state population, including the number of projects, number of rental units produced (or in construction), and credit dollars by county. These tables reflect data as of December 31, 2000. The current status of projects may not necessarily be reflected in this historical data.

Los Angeles County continues to be the largest beneficiary of the program receiving 36.8% of the federal and state tax credits. In total, Annual Federal credit of over \$182 million and total state credit of nearly \$50 million have been allocated to 435 projects in Los Angeles County, which will result in over 28,000 affordable units there. Santa Clara remained the county with the second highest number of units awarded, with San Diego and Orange close behind. Many of smaller, more rural counties have also benefited from the tax credit program.

**Table 6****Credits Allocated as of December 31 of the Allocation Year: 1987-2000**

Year	Federal Credits Available	Federal Credits Awarded	Number of Projects and Units	State Credits Available	State Credits Awarded	Number of Projects and Units
1987	\$32,956,250	\$4,825,463	63 2264	\$34,578,625	\$6,818,086	17 755
1988	\$34,578,750	\$16,438,953	175 5504	\$34,578,625	\$35,461,086	67 2545
1989	\$35,210,000	\$34,444,417	155 7960	\$35,000,000	\$61,433,913	74 3792
1990	\$36,328,750	\$31,399,269	84 4592	\$35,000,000	\$28,976,550	26 1490
1991	\$41,258,231	\$41,258,231	78 4277	\$35,000,000	\$34,855,113	28 1547
1992	\$63,517,994	\$63,517,994	133 8528	\$35,000,000	\$48,699,970	29 2183
1993	\$70,434,569	\$70,434,569	128 9001	\$35,000,000	\$49,043,203	32 2185
1994	\$67,113,568	\$67,113,568	122 8612	\$35,000,000	\$47,220,796	30 2135
1995	\$44,427,630	\$44,818,924	84 5855	\$47,133,862	\$48,469,566	28 1994
1996	\$46,494,200	\$47,215,733	107 6467	\$33,599,382	\$36,006,092	30 1718
1997	\$42,130,174	\$41,911,674	77 5213	\$35,038,813	\$33,913,707	17 1213
1998	\$43,688,538	\$43,688,538	86 5757	\$51,453,018	\$50,234,029	37 2697
1999	\$44,205,301	\$44,205,301	85 4967	\$51,784,811	\$53,557,722	32 2433
2000	\$50,672,338	\$50,672,338	81 5667	\$56,684,151	\$56,040,292	32 2218

Note: Since 1989, the Committee is authorized to use remaining unused and returned credits from previous years. Includes forward commitments and/or second-phases in year credit available.

*Demand for Credits*

In 2000, the requests for credit included a high percentage of applications that were complete and eligible, but simply did not score high enough on the initial point review to receive an award. A similar level of demand is anticipated for 2001, allowing an opportunity to receive greater public benefits through modifications in the allocation criteria.

Table 6 summarizes the amount of federal and state credits allocated to projects in years 1987 through 2000. The reader is cautioned that Table 6 reflects data that represents allocation activities as of December 31 of the year in which the award was made. These data are the results of actions taken that year and reflect only a snapshot of the program at that point in time.

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

As required by state 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 IRS requires that allocating agencies notify it of any instances of noncompliance or failure of owners to report. The monitoring requirement begins at occupancy and continues, per the project regulatory agreement, for periods ranging from 30 to 55 years. The Committee must determine, among other requirements, whether the income of families residing in low-income units and the rents they are charged are within agreed upon limits stated in the regulatory agreement.

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

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

A compliance monitoring fee of \$410 per unit is collected at the time the project is placed-in-service. The compliance monitoring fee reflects an earlier projection of the anticipated costs (calculated on a present value basis) the Committee would incur to monitor the first 15 years of the compliance period. TCAC has not addressed how the cost of monitoring beyond 15 years will be paid. With the size of portfolio growing rapidly, current account balances are estimated to provide for approximately 25 years of monitoring due to efficiencies realized from economies of scale.

Data presented in Appendix C show the results of the Committee's 2000 compliance monitoring activities. Table C-1 in Appendix C lists occupancy information received from project owners for all "placed-in-service" projects. Of the 3,128 units reviewed for compliance, 21 were found to have over-income households. Other deficiencies, including rent overcharges and missing income recertifications were cited during file inspections. During 2000, 148 projects were cited with notices of "non-compliance," and 95 projects were determined to have no irregularities. In total, 110 findings were reported to the IRS from completed inspections occurring in 2000.

## COMPLIANCE REPORT FOR PROJECTS PLACED IN SERVICE

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

In 2000, Committee staff conducted file inspections for approximately twenty percent of projects in the portfolio. Of the 3,128 files inspected, low income tenants occupied 3,216, or 99.9% of tax credit units as intended. The inspection findings for units with over-income tenants were reported to the Internal Revenue Service, as required.

### RESULTS FROM COMPLIANCE MONITORING FILE INSPECTIONS CONDUCTED IN 2000

#### BY YEAR OF ALLOCATION

	1987-90	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total
<b>Projects Inspected</b>	71	8	13	6	2	2	16	71	41	9	4	<b>243</b>
<b>Total Units</b>	4133	332	460	613	52	30	1117	5200	3580	442	464	<b>16423</b>
<b>Required Low Income Units</b>	3294	332	160	613	52	30	982	4937	3439	433	424	<b>14996</b>
<b>Unit Files Inspected</b>	705	69	95	124	11	7	201	1012	727	91	86	<b>3128</b>
<b>Inspected Units with Low-Income Occupants</b>	703	69	95	124	11	7	201	1012	727	91	86	<b>3126</b>

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

## **APPENDIX A**

### **2000 ALLOCATION INFORMATION**

**Table A-1**  
**CALIFORNIA TAC CREDIT ALLOCATION COMMITTEE**  
**2000 9% Tax Credit Allocations by County**

County	Projects	Total Units	Low Income Units	Federal Allocation	% of Fed Total	State Allocation	% of State Total
Alameda	5	277	272	\$3,370,646	6.65%	\$1,467,278	2.62%
Butte	1	92	91	\$388,124	0.77%	\$0	0.00%
Contra Costa	3	248	208	\$1,773,714	3.50%	\$6,187,375	11.04%
Fresno	2	88	76	\$628,883	1.24%	\$1,017,657	1.82%
Humboldt	1	40	31	\$220,753	0.44%	\$770,069	1.37%
Imperial	3	241	238	\$2,377,705	4.69%	\$0	0.00%
Kern	1	65	52	\$433,708	0.86%	\$1,454,429	2.60%
Los Angeles	23	1565	1409	\$15,072,030	29.75%	\$2,524,985	4.51%
Madera	1	40	39	\$372,466	0.74%	\$1,299,300	2.32%
Merced	1	36	35	\$351,802	0.69%	\$1,227,216	2.19%
Monterey	1	68	67	\$967,983	1.91%	\$0	0.00%
Nevada	1	72	56	\$1,032,794	2.04%	\$0	0.00%
Orange	3	247	226	\$1,956,354	3.86%	\$5,219,163	9.31%
Riverside	5	383	353	\$3,446,247	6.80%	\$4,730,194	8.44%
Sacramento	4	327	261	\$2,063,991	4.07%	\$3,846,206	6.86%
San Bernardino	2	213	184	\$2,062,052	4.07%	\$7,129,490	12.72%
San Diego	4	258	203	\$2,884,761	5.69%	\$1,343,639	2.40%
San Francisco	4	404	402	\$4,175,530	8.24%	\$0	0.00%
San Mateo	1	28	28	\$336,355	0.66%	\$1,173,333	2.09%
Santa Barbara	1	16	12	\$61,124	0.12%	\$0	0.00%
Santa Clara	4	340	272	\$2,648,386	5.23%	\$8,615,351	15.37%
Solano	2	80	62	\$418,202	0.83%	\$0	0.00%
Sonoma	1	41	32	\$470,305	0.93%	\$0	0.00%
Stanislaus	1	104	82	\$643,498	1.27%	\$0	0.00%
Sutter	1	80	79	\$468,662	0.92%	\$1,636,026	2.92%
Tehama	1	72	56	\$526,084	1.04%	\$1,835,178	3.27%
Tulare	2	96	87	\$851,016	1.68%	\$2,968,661	5.30%
Ventura	1	51	50	\$207,509	0.41%	\$0	0.00%
Yolo	1	95	94	\$456,522	0.90%	\$1,594,742	2.85%
<b>29 Counties</b>	<b>81</b>	<b>5667</b>	<b>5057</b>	<b>\$50,667,206</b>	<b>100.00%</b>	<b>\$56,040,292</b>	<b>100.00%</b>

**Table A-2**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**2000 9% Tax Credit Allocation by TCAC Project Number**

TCAC#	Project Name	Setaside	Const. Type	Total units	Low	Federal Allocation	State Allocation	City	County
					Income units				
00-004	Livingston Village	Rural / RHS	NC	36	35	\$351,802.00	\$1,227,216.00	Livingston	Merced
00-005	Corona de Oro Apartments	General Pool	AR	72	71	\$445,490.00	\$0.00	Corona	Riverside
00-006	Dewey Hotel	NPHA	RC	43	42	\$216,658.00	\$706,512.00	Los Angeles	Los Angeles
00-008	Revitalization, Phase II	General Pool	RC	108	106	\$1,033,261.00	\$2,000,000.00	Anaheim	Orange
00-011	Sonya Gardens	At-Risk	AR	60	59	\$268,283.00	\$936,631.00	Los Angeles	Los Angeles
00-013	Don Carlos Apartments	General Pool	RC	30	23	\$141,937.00	\$0.00	Los Angeles	Los Angeles
00-016	Harrison Street Farmworker Housing	Rural / RHS	NC	37	36	\$369,197.00	\$1,287,896.00	Coachella	Riverside
00-021	Little Chico Gardens Apartments	At-Risk	RC	92	91	\$388,124.00	\$0.00	Chico	Butte
00-023	Cutler Village	Rural	NC	60	59	\$525,865.00	\$1,834,412.00	Cutler	Tulare
00-025	Park Lane Family Housing	At-Risk	AR	117	116	\$937,513.00	\$0.00	Los Angeles	Los Angeles
00-027	Eugene Hotel	NPHA	RC	44	43	\$267,128.00	\$881,842.00	Los Angeles	Los Angeles
00-032	Foothill Family Housing Project	General Pool	NC	65	63	\$976,704.00	\$0.00	Oakland	Alameda
00-037	Ventaliso (Richmar Housing)	General Pool	NC	48	36	\$658,245.00	\$0.00	San Marcos	San Diego
00-038	Main Street Apartments	Rural	NC	28	28	\$336,355.00	\$1,173,333.00	Half Moon Bay	San Mateo
00-042	Hollyview Senior Apartments	General Pool	NC	100	79	\$907,838.00	\$0.00	Los Angeles	Los Angeles
00-044	Norwood Annex	Small Development	NC	15	15	\$157,459.00	\$549,274.00	Sacramento	Sacramento
00-045	Adeline Street Lofts	General Pool	RC	38	37	\$420,620.00	\$1,467,278.00	Oakland	Alameda
00-053	Simpson Arbor Apartments	At-risk	AR	83	82	\$581,030.00	\$0.00	Los Angeles	Los Angeles
00-058	Coachella Family Apartments	Rural	NC	81	80	\$1,238,218.00	\$0.00	Coachella	Riverside
00-060	Needles Family Apartments	General Pool	NC	81	80	\$912,111.00	\$3,181,785.00	Needles	San Bernardino
00-064	Cherry Tree Village	General Pool	NC	104	82	\$643,498.00	\$0.00	Turlock	Stanislaus
00-075	Mountain View Townhomes	General Pool	NC	68	67	\$967,983.00	\$0.00	Salinas	Monterey
00-078	Ambassador Hotel	NPHA	AR	134	133	\$1,308,050.00	\$0.00	San Francisco	San Francisco
00-088	Avalon Terrace Nicolet	General Pool	RC	38	31	\$388,586.00	\$0.00	Los Angeles	Los Angeles
00-094	YouthBuild Family Apartments	Nonprofit	NC	75	59	\$621,352.00	\$2,167,506.00	San Jose	Santa Clara
00-095	Jamacha Glen Apartments	General Pool	NC	52	43	\$560,465.00	\$1,343,639.00	Spring Valley	San Diego
00-098	Esseff Village Apartments	NPHA	AR	51	50	\$207,509.00	\$0.00	Thousand Oaks	Ventura
00-099	4445 Third Street	General Pool	NC	30	29	\$470,672.00	\$0.00	San Francisco	San Francisco
00-101	Seabreeze Apartments	General Pool	NC	38	29	\$360,418.00	\$0.00	San Diego	San Diego
00-110	Monte Vista Gardens Family Housing	General Pool	NC	144	114	\$1,201,791.00	\$4,192,294.00	San Jose	Santa Clara
00-117	Sierra Village Apartment Homes	Rural	NC	72	56	\$1,032,794.00	\$0.00	Truckee	Nevada
00-118	Oakley Senior Apartments	Rural	NC	80	79	\$670,521.00	\$2,339,027.00	Oakley	Contra Costa
00-119	Whispering Pines Apartments	At-Risk	RC	96	94	\$579,075.00	\$2,022,245.00	Sacramento	Sacramento

**Table A-2**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**2000 9% Tax Credit Allocation by TCAC Project Number**

TCAC#	Project Name	Setaside	Const. Type	Total units	Low	Federal Allocation	State Allocation	City	County
					Income units				
00-120	Wilshire City Lights	Small Development	NC	21	17	\$347,482.00	\$0.00	Los Angeles	Los Angeles
00-121	Angels City Lights	General Pool	NC	49	39	\$729,080.00	\$0.00	Los Angeles	Los Angeles
00-122	Gateway City Lights	General Pool	NC	72	56	\$1,033,791.00	\$0.00	Los Angeles	Los Angeles
00-124	Rancho Gardens (Turtle Inn)	General Pool	RC	16	12	\$61,124.00	\$0.00	Santa Maria	Santa Barbara
00-125	Porvenir Estates II	Rural	NC	40	39	\$291,728.00	\$1,017,657.00	Huron	Fresno
00-127	Diamond Terrace Apartments	General Pool	NC	86	65	\$517,377.00	\$1,804,802.00	Clayton	Contra Costa
00-136	Villa del Mar	General Pool	NC	48	37	\$337,155.00	\$0.00	fresno	Fresno
00-139	Apartments	General Pool	NC	162	136	\$993,537.00	\$3,442,298.00	Riverside	Riverside
00-147	Richard N. Hogan Manor	General Pool	NC	51	50	\$670,317.00	\$0.00	Los Angeles	Los Angeles
00-148	Osage Senior Villas	General Pool	NC	91	72	\$791,597.00	\$0.00	Inglewood	Los Angeles
00-149	The Vineyard	Rural	NC	65	52	\$433,708.00	\$1,454,429.00	Lamont	Kern
00-150	HomeSafe	General Pool	NC	25	24	\$178,652.00	\$0.00	Santa Clara	Santa Clara
00-152	AMISTAD Apartments	NPHA	NC	49	48	\$767,929.00	\$0.00	Los Angeles	Los Angeles
00-155	Delta Hotel	General Pool	RC	152	152	\$1,519,144.00	\$0.00	San Francisco	San Francisco
00-156	Cottonwood Creek	Rural	NC	40	39	\$372,466.00	\$1,299,300.00	Parkdale	Madera
00-158	Victory Gardens	Small Development	NC	15	15	\$221,688.00	\$0.00	Los Angeles	Los Angeles
00-159	Mecca Family Housing	Rural / RHS	NC	31	30	\$399,805.00	\$0.00	Mecca	Riverside
00-162	Oakland Point Limited Partnership	At-Risk	RC	31	31	\$393,983.00	\$0.00	Oakland	Alameda
00-170	Jay's Place	General Pool	NC	41	32	\$470,305.00	\$0.00	Santa Rosa	Sonoma
00-172	Villa de las Flores Apartments	Rural	NC	80	79	\$724,318.00	\$0.00	Calexico	Imperial
00-173	Meadow Vista Apartments	Rural	NC	72	56	\$526,084.00	\$1,835,178.00	Red Bluff	Tehama
00-176	FAME West 25th Street Family Housing	General Pool	NC	12	12	\$153,693.00	\$0.00	Los Angeles	Los Angeles
00-180	Victoria Manor Senior Apartments	Rural / RHS	NC	80	79	\$827,575.00	\$0.00	Calexico	Imperial
00-183	Monterey Park Senior Village	General Pool	NC	114	113	\$1,379,101.00	\$0.00	Monterey Park	Los Angeles
00-185	Eastside Village	General Pool	NC	78	77	\$1,118,455.00	\$0.00	Los Angeles	Los Angeles
00-186	El Centro Senior Villas	Rural	NC	81	80	\$825,812.00	\$0.00	El Centro	Imperial
00-187	The Greenery Apartments	At-Risk	AR	95	94	\$456,522.00	\$1,594,742.00	Woodland	Yolo
00-190	Project	General Pool	NC	120	95	\$1,305,633.00	\$0.00	San Marcos	San Diego
00-191	Kimberly Park Apartments	General Pool	NC	132	104	\$1,149,941.00	\$3,947,705.00	Victorville	San Bernardino
00-192	Villa Paloma	General Pool	NC	84	66	\$636,539.00	\$2,218,630.00	Capistrano	Orange
00-197	Park Terrace Apartments	At-Risk	AR	80	79	\$468,662.00	\$1,636,026.00	Yuba City	Sutter
00-198	Adeline Street Apartments	NPHA	NC	19	18	\$232,119.00	\$0.00	Berkeley	Alameda
00-204	Seasons at the Grove	Rural	NC	40	31	\$220,753.00	\$770,069.00	Unincorporated	Humboldt

**Table A-2  
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE  
2000 9% Tax Credit Allocation by TCAC Project Number**

TCAC#	Project Name	Setaside	Const. Type	Low		Federal Allocation	State Allocation	City	County
				Total units	Income units				
00-208	San Pablo Senior Apartments	General Pool	NC	82	64	\$585,816.00	\$2,043,546.00	San Pablo	Contra Costa
00-213	SOMA Studios	NPHA	NC	88	88	\$877,664.00	\$0.00	San Francisco	San Francisco
00-214	MORH I Housing	General Pool	RC	124	123	\$1,347,220.00	\$0.00	Oakland	Alameda
00-218	Northside Senior Housing	Nonprofit	NC	96	75	\$646,591.00	\$2,255,551.00	San Jose	Santa Clara
00-235	Comfrey Senior Living	Rural	NC	56	44	\$365,410.00	\$1,274,687.00	Galt	Sacramento
00-237	Vacaville Hillside Seniors	Small Development	AR	15	12	\$70,857.00	\$0.00	Vacaville	Solano
00-250	Danillo Gardens	At-Risk	AR	200	199	\$613,343.00	\$0.00	Lancaster	Los Angeles
00-251	Meera Town Homes	Small Development	NC	21	16	\$290,870.00	\$0.00	Los Angeles	Los Angeles
00-252	Green Street Townhomes	Rural	NC	36	28	\$325,151.00	\$1,134,249.00	Dinuba	Tulare
00-256	Happy Valley City Lights	General Pool	NC	70	56	\$1,119,082.00	\$0.00	Los Angeles	Los Angeles
00-257	Mission City Lights	General Pool	NC	46	36	\$661,134.00	\$0.00	Los Angeles	Los Angeles
00-259	Terracina Gold, Village 1 & 3	General Pool	NC	160	108	\$962,047.00	\$0.00	Sacramento	Sacramento
00-261	Vacaville Meadows	General Pool	AR	65	50	\$347,345.00	\$0.00	Vacaville	Solano
00-263	Villa La Jolla	At-Risk	AR	55	54	\$286,554.00	\$1,000,533.00	Placentia	Orange
00-266	Vintage Crossing Senior Apartments	General Pool	NC	161	128	\$1,465,495.00	\$0.00	Canoga Park	Los Angeles
<b>Total of 81 Projects</b>				<b>5667</b>	<b>5057</b>	<b>\$50,667,206.00</b>	<b>\$56,040,292.00</b>		

**Table A-3**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**2000 Tax Credit Allocations by Setaside**

<b>TCAC#</b>	<b>Project Name</b>	<b>Low Income Units</b>	<b>Federal Allocation</b>	<b>State Allocation</b>	<b>City</b>	<b>County</b>	<b>Target Population</b>
<b>Allocations from the At-Risk Setaside</b>							
00-011	Sonya Gardens	59	\$268,283	\$936,631	Los Angeles	Los Angeles	At-Risk
00-021	Little Chico Gardens Apartments	91	\$388,124	\$0	Chico	Butte	At-Risk
00-025	Park Lane Family Housing	116	\$937,513	\$0	Los Angeles	Los Angeles	At-Risk
00-053	Simpson Arbor Apartments	82	\$581,030	\$0	Los Angeles	Los Angeles	At-Risk
00-119	Whispering Pines Apartments	94	\$579,075	\$2,022,245	Sacramento	Sacramento	At-Risk
00-162	Oakland Point Limited Partnership	31	\$393,983	\$0	Oakland	Alameda	At-Risk
00-187	The Greenery Apartments	94	\$456,522	\$1,594,742	Woodland	Yolo	At-Risk
00-197	Park Terrace Apartments	79	\$468,662	\$1,636,026	Yuba City	Sutter	At-Risk
00-250	Danillo Gardens	199	\$613,343	\$0	Lancaster	Los Angeles	At-Risk
00-263	Villa La Jolla	54	\$286,554	\$1,000,533	Placentia	Orange	At-Risk
	<b>Total of 10 Projects</b>	<b>899</b>	<b>\$4,973,089</b>	<b>\$7,190,177</b>			
<b>Allocations from the General Pool</b>							
00-005	Corona de Oro Apartments	71	\$445,490	\$0	Corona	Riverside	Large Family
00-008	PhaseII	106	\$1,033,261	\$2,000,000	Anaheim	Orange	Large Family
00-013	Don Carlos Apartments	23	\$141,937	\$0	Los Angeles	Los Angeles	Seniors
00-032	Foothill Family Housing Project	63	\$976,704	\$0	Oakland	Alameda	Large Family
00-037	Ventaliso (Richmar Housing)	36	\$658,245	\$0	San Marcos	San Diego	Large Family
00-042	Hollyview Senior Apartments	79	\$907,838	\$0	Los Angeles	Los Angeles	Seniors
00-045	Adeline Street Lofts	37	\$420,620	\$1,467,278	Oakland	Alameda	Large Family
00-060	Needles Family Apartments	80	\$912,111	\$3,181,785	Needles	San Bernardino	Large Family
00-064	Cherry Tree Village	82	\$643,498	\$0	Turlock	Stanislaus	Large Family
00-075	Mountain View Townhomes	67	\$967,983	\$0	Salinas	Monterey	Large Family
00-088	Avalon Terrace Nicolet	31	\$388,586	\$0	Los Angeles	Los Angeles	Large Family
00-095	Jamacha Glen Apartments	43	\$560,465	\$1,343,639	Spring Valley	San Diego	Large Family
00-099	4445 Third Street	29	\$470,672	\$0	San Francisco	San Francisco	Large Family
00-101	Seabreeze Apartments	29	\$360,418	\$0	San Diego	San Diego	Large Family
00-110	Monte Vista Gardens Family Housing	114	\$1,201,791	\$4,192,294	San Jose	Santa Clara	Large Family

**Table A-3**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**2000 Tax Credit Allocations by Setaside**

TCAC#	Project Name	Low Income Units	Federal Allocation	State Allocation	City	County	Target Population
00-121	Angels City Lights	39	\$729,080	\$0	Los Angeles	Los Angeles	Large Family
00-122	Gateway City Lights	56	\$1,033,791	\$0	Los Angeles	Los Angeles	Large Family
00-124	Rancho Gardens (Turtle Inn)	12	\$61,124	\$0	Santa Maria	Santa Barbara	Seniors
00-127	Diamond Terrace Apartments	65	\$517,377	\$1,804,802	Clayton	Contra Costa	Seniors
00-136	Villa del Mar	37	\$337,155	\$0	Fresno	Fresno	Large Family
00-139	David and June Goldware Senior Apartments	136	\$993,537	\$3,442,298	Riverside	Riverside	Seniors
00-147	Richard N. Hogan Manor	50	\$670,317	\$0	Los Angeles	Los Angeles	Large Family
00-148	Osage Senior Villas	72	\$791,597	\$0	Inglewood	Los Angeles	Seniors
00-150	HomeSafe	24	\$178,652	\$0	Santa Clara	Santa Clara	Special Needs
00-155	Delta Hotel	152	\$1,519,144	\$0	San Francisco	San Francisco	Single Room
00-170	Jay's Place	32	\$470,305	\$0	Santa Rosa	Sonoma	Large Family
00-176	FAME West 25th Street Family Housing	12	\$153,693	\$0	Los Angeles	Los Angeles	Large Family
00-183	Monterey Park Senior Village	113	\$1,379,101	\$0	Monterey Park	Los Angeles	Special Needs
00-185	Eastside Village	77	\$1,118,455	\$0	Los Angeles	Los Angeles	Large Family
00-190	West Mission Corridor Revitalization Project	95	\$1,305,633	\$0	San Marcos	San Diego	Large Family
00-191	Kimberly Park Apartments	104	\$1,149,941	\$3,947,705	Victorville	San Bernardino	Large Family
00-192	Villa Paloma	66	\$636,539	\$2,218,630	San Juan Capistrano	Orange	Seniors
00-208	San Pablo Senior Apartments	64	\$585,816	\$2,043,546	San Pablo	Contra Costa	Seniors
00-214	MORH I Housing	123	\$1,347,220	\$0	Oakland	Alameda	At-Risk
00-256	Happy Valley City Lights	56	\$1,119,082	\$0	Los Angeles	Los Angeles	Large Family
00-257	Mission City Lights	36	\$661,134	\$0	Los Angeles	Los Angeles	Large Family
00-259	Terracina Gold, Village 1 & 3	108	\$962,047	\$0	Sacramento	Sacramento	Large Family
00-261	Vacaville Meadows	50	\$347,345	\$0	Vacaville	Solano	Large Family
00-266	Vintage Crossing Senior Apartments	128	\$1,465,495	\$0	Canoga Park	Los Angeles	Seniors
	<b>Total of 39 Projects</b>	<b>2597</b>	<b>\$29,623,199</b>	<b>\$25,641,977</b>			
	<b>Allocations from the Nonprofit Setaside</b>						
00-094	YouthBuild Family Apartments	59	\$621,352	\$2,167,506	San Jose	Santa Clara	Large Family
00-218	Northside Senior Housing	75	\$646,591	\$2,255,551	San Jose	Santa Clara	Seniors
	<b>Total of 2 Projects</b>	<b>134</b>	<b>\$1,267,943</b>	<b>\$4,423,057</b>			

**Table A-3**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**2000 Tax Credit Allocations by Setaside**

TCAC#	Project Name	Low Income Units	Federal Allocation	State Allocation	City	County	Target Population
<b>Allocations from the Nonprofit Homeless Apportionment Setaside</b>							
00-006	Dewey Hotel	42	\$216,658	\$706,512	Los Angeles	Los Angeles	Single Room
00-027	Eugene Hotel	43	\$267,128	\$881,842	Los Angeles	Los Angeles	Single Room
00-078	Ambassador Hotel	133	\$1,308,050	\$0	San Francisco	San Francisco	Single Room
00-098	Esseff Village Apartments	50	\$207,509	\$0	Thousand Oaks	Ventura	Single Room
00-152	AMISTAD Apartments	48	\$767,929	\$0	Los Angeles	Los Angeles	Special Needs
00-198	Adeline Street Apartments	18	\$232,119	\$0	Berkeley	Alameda	Special Needs
00-213	SOMA Studios	88	\$877,664	\$0	San Francisco	San Francisco	Single Room
	<b>Total of 7 Projects</b>	<b>422</b>	<b>\$3,877,057</b>	<b>\$1,588,354</b>			
<b>Allocations from the Rural Setaside</b>							
00-023	Cutler Village	59	\$525,865	\$1,834,412	Cutler	Tulare	Large Family
00-038	Main Street Apartments	28	\$336,355	\$1,173,333	Half Moon Bay	San Mateo	Large Family
00-058	Coachella Family Apartments	80	\$1,238,218	\$0	Coachella	Riverside	Large Family
00-117	Sierra Village Apartment Homes	56	\$1,032,794	\$0	Truckee	Nevada	Large Family
00-118	Oakley Senior Apartments	79	\$670,521	\$2,339,027	Oakley	Contra Costa	Seniors
00-125	Porvenir Estates II	39	\$291,728	\$1,017,657	Huron	Fresno	Large Family
00-149	The Vineyard	52	\$433,708	\$1,454,429	Lamont	Kern	Large Family
00-156	Cottonwood Creek	39	\$372,466	\$1,299,300	Parksdale	Madera	Special Needs
00-172	Villa de las Flores Apartments	79	\$724,318	\$0	Calexico	Imperial	Seniors
00-173	Meadow Vista Apartments	56	\$526,084	\$1,835,178	Red Bluff	Tehama	Large Family
00-186	El Centro Senior Villas	80	\$825,812	\$0	El Centro	Imperial	Seniors
00-204	Seasons at the Grove	31	\$220,753	\$770,069	Unincorporated	Humboldt	Seniors
00-235	Comfrey Senior Living	44	\$365,410	\$1,274,687	Galt	Sacramento	Seniors
00-252	Green Street Townhomes	28	\$325,151	\$1,134,249	Dinuba	Tulare	Large Family
	<b>Total of 14 Projects</b>	<b>750</b>	<b>\$7,889,183</b>	<b>\$14,132,341</b>			

**Table A-3**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**2000 Tax Credit Allocations by Setaside**

TCAC#	Project Name	Low Income Units	Federal Allocation	State Allocation	City	County	Target Population
<b>Allocations from the Rural / RHS Setaside</b>							
00-004	Livingston Village	35	\$351,802	\$1,227,216	Livingston	Merced	Large Family
00-016	Harrison Street Farmworker Housing	36	\$369,197	\$1,287,896	Coachella	Riverside	Special Needs
00-159	Mecca Family Housing	30	\$399,805	\$0	Mecca	Riverside	Special Needs
00-180	Victoria Manor Senior Apartments	79	\$827,575	\$0	Calexico	Imperial	Seniors
	<b>Total of 4 Projects</b>	<b>180</b>	<b>\$1,948,379</b>	<b>\$2,515,112</b>			
<b>Allocations from the Small Development Setaside</b>							
00-044	Norwood Annex	15	\$157,459	\$549,274	Sacramento	Sacramento	Large Family
00-120	Wilshire City Lights	17	\$347,482	\$0	Los Angeles	Los Angeles	Large Family
00-158	Victory Gardens	15	\$221,688	\$0	Los Angeles	Los Angeles	Special Needs
00-237	Vacaville Hillside Seniors	12	\$70,857	\$0	Vacaville	Solano	Seniors
00-251	Meera Town Homes	16	\$290,870	\$0	Los Angeles	Los Angeles	Large Family
	<b>Total of 5 Projects</b>	<b>75</b>	<b>\$1,088,356</b>	<b>\$549,274</b>			
	<b>Total of 81 Projects</b>	<b>5057</b>	<b>\$50,667,206</b>	<b>\$56,040,292</b>			

Table A-4  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
 2000 Tax Credit Allocation by County

TCAC#	Project Name	Low Income Units	Federal Allocation	State Allocation	City	County	Target Population
<b>ALAMEDA</b>							
00-198	Adeline Street Apartments	18	\$232,119	\$0	Berkeley	Alameda	Special Needs
00-032	Foothill Family Housing Project	63	\$976,704	\$0	Oakland	Alameda	Large Family
00-045	Adeline Street Lofts	37	\$420,620	\$1,467,278	Oakland	Alameda	Large Family
00-162	Oakland Point Limited Partnership	31	\$393,983	\$0	Oakland	Alameda	At-Risk
00-214	MORH I Housing	123	\$1,347,220	\$0	Oakland	Alameda	At-Risk
	<b>Total of 5 Projects</b>	<b>272</b>	<b>\$3,370,646</b>	<b>\$1,467,278</b>			
<b>BUTTE</b>							
00-021	Little Chico Gardens Apartments	91	\$388,124	\$0	Chico	Butte	At-Risk
	<b>Total of 1 project</b>	<b>91</b>	<b>\$388,124</b>	<b>\$0</b>			
<b>CONTRA COSTA</b>							
00-127	Diamond Terrace Apartments	65	\$517,377	\$1,804,802	Clayton	Contra Costa	Seniors
00-118	Oakley Senior Apartments	79	\$670,521	\$2,339,027	Oakley	Contra Costa	Seniors
00-208	San Pablo Senior Apartments	64	\$585,816	\$2,043,546	San Pablo	Contra Costa	Seniors
	<b>Total of 3 Projects</b>	<b>208</b>	<b>\$1,773,714</b>	<b>\$6,187,375</b>			
<b>FRESNO</b>							
00-136	Villa del Mar	37	\$337,155	\$0	Fresno	Fresno	Large Family
00-125	Porvenir Estates II	39	\$291,728	\$1,017,657	Huron	Fresno	Large Family
	<b>Total of 2 Projects</b>	<b>76</b>	<b>\$628,883</b>	<b>\$1,017,657</b>			
<b>HUMBOLDT</b>							
00-204	Seasons at the Grove	31	\$220,753	\$770,069	Unincorporated	Humboldt	Seniors
	<b>Total of 1 Project</b>	<b>31</b>	<b>\$220,753</b>	<b>\$770,069</b>			
<b>IMPERIAL</b>							
00-172	Villa de las Flores Apartments	79	\$724,318	\$0	Calexico	Imperial	Seniors
00-180	Victoria Manor Senior Apartments	79	\$827,575	\$0	Calexico	Imperial	Seniors
00-186	El Centro Senior Villas	80	\$825,812	\$0	El Centro	Imperial	Seniors
	<b>Total of 3 Projects</b>	<b>238</b>	<b>\$2,377,705</b>	<b>\$0</b>			

**Table A-4**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**2000 Tax Credit Allocation by County**

<b>TCAC#</b>	<b>Project Name</b>	<b>Low Income Units</b>	<b>Federal Allocation</b>	<b>State Allocation</b>	<b>City</b>	<b>County</b>	<b>Target Population</b>
<b>KERN</b>							
00-149	The Vineyard	52	\$433,708	\$1,454,429	Lamont	Kern	Large Family
	<b>Total of 1 Project</b>	<b>52</b>	<b>\$433,708</b>	<b>\$1,454,429</b>			
<b>LOS ANGELES</b>							
00-266	Vintage Crossing Senior Apartments	128	\$1,465,495	\$0	Canoga Park	Los Angeles	Seniors
00-148	Osage Senior Villas	72	\$791,597	\$0	Inglewood	Los Angeles	Seniors
00-250	Danillo Gardens	199	\$613,343	\$0	Lancaster	Los Angeles	At-Risk
00-006	Dewey Hotel	42	\$216,658	\$706,512	Los Angeles	Los Angeles	Single Room
00-011	Sonya Gardens	59	\$268,283	\$936,631	Los Angeles	Los Angeles	At-Risk
00-013	Don Carlos Apartments	23	\$141,937	\$0	Los Angeles	Los Angeles	Seniors
00-025	Park Lane Family Housing	116	\$937,513	\$0	Los Angeles	Los Angeles	At-Risk
00-027	Eugene Hotel	43	\$267,128	\$881,842	Los Angeles	Los Angeles	Single Room
00-042	Hollyview Senior Apartments	79	\$907,838	\$0	Los Angeles	Los Angeles	Seniors
00-053	Simpson Arbor Apartments	82	\$581,030	\$0	Los Angeles	Los Angeles	At-Risk
00-088	Avalon Terrace Nicolet	31	\$388,586	\$0	Los Angeles	Los Angeles	Large Family
00-120	Wilshire City Lights	17	\$347,482	\$0	Los Angeles	Los Angeles	Large Family
00-121	Angels City Lights	39	\$729,080	\$0	Los Angeles	Los Angeles	Large Family
00-122	Gateway City Lights	56	\$1,033,791	\$0	Los Angeles	Los Angeles	Large Family
00-147	Richard N. Hogan Manor	50	\$670,317	\$0	Los Angeles	Los Angeles	Large Family
00-152	AMISTAD Apartments	48	\$767,929	\$0	Los Angeles	Los Angeles	Special Needs
00-158	Victory Gardens	15	\$221,688	\$0	Los Angeles	Los Angeles	Special Needs
00-176	FAME West 25th Street Family Housing	12	\$153,693	\$0	Los Angeles	Los Angeles	Large Family
00-185	Eastside Village	77	\$1,118,455	\$0	Los Angeles	Los Angeles	Large Family
00-251	Meera Town Homes	16	\$290,870	\$0	Los Angeles	Los Angeles	Large Family
00-256	Happy Valley City Lights	56	\$1,119,082	\$0	Los Angeles	Los Angeles	Large Family
00-257	Mission City Lights	36	\$661,134	\$0	Los Angeles	Los Angeles	Large Family
00-183	Monterey Park Senior Village	113	\$1,379,101	\$0	Monterey Park	Los Angeles	Special Needs
	<b>Total of 23 Projects</b>	<b>1409</b>	<b>\$15,072,030</b>	<b>\$2,524,985</b>			

Table A-4  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
 2000 Tax Credit Allocation by County

TCAC#	Project Name	Low Income Units	Federal Allocation	State Allocation	City	County	Target Population
<b>MADERA</b>							
00-156	Cottonwood Creek	39	\$372,466	\$1,299,300	Parkdale	Madera	Special Needs
	<b>Total of 1 Project</b>	<b>39</b>	<b>\$372,466</b>	<b>\$1,299,300</b>			
<b>MERCED</b>							
00-004	Livingston Village	35	\$351,802	\$1,227,216	Livingston	Merced	Large Family
	<b>Total of 1 Project</b>	<b>35</b>	<b>\$351,802</b>	<b>\$1,227,216</b>			
<b>MONTEREY</b>							
00-075	Mountain View Townhomes	67	\$967,983	\$0	Salinas	Monterey	Large Family
	<b>Total of 1 Project</b>	<b>67</b>	<b>\$967,983</b>	<b>\$0</b>			
<b>NEVADA</b>							
00-117	Sierra Village Apartment Homes	56	\$1,032,794	\$0	Truckee	Nevada	Large Family
	<b>Total of 1 Project</b>	<b>56</b>	<b>\$1,032,794</b>	<b>\$0</b>			
<b>ORANGE</b>							
00-008	PhaseII	106	\$1,033,261	\$2,000,000	Anaheim	Orange	Large Family
00-263	Villa La Jolla	54	\$286,554	\$1,000,533	Placentia	Orange	At-Risk
00-192	Villa Paloma	66	\$636,539	\$2,218,630	San Juan Capistrano	Orange	Seniors
	<b>Total of 3 Projects</b>	<b>226</b>	<b>\$1,956,354</b>	<b>\$5,219,163</b>			
<b>RIVERSIDE</b>							
00-016	Harrison Street Farmworker Housing	36	\$369,197	\$1,287,896	Coachella	Riverside	Special Needs
00-058	Coachella Family Apartments	80	\$1,238,218	\$0	Coachella	Riverside	Large Family
00-005	Corona de Oro Apartments	71	\$445,490	\$0	Corona	Riverside	Large Family
00-159	Mecca Family Housing	30	\$399,805	\$0	Mecca	Riverside	Special Needs
00-139	David and June Goldware Senior Apartments	136	\$993,537	\$3,442,298	Riverside	Riverside	Seniors
	<b>Total of 5 Projects</b>	<b>353</b>	<b>\$3,446,247</b>	<b>\$4,730,194</b>			

**Table A-4**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**2000 Tax Credit Allocation by County**

<b>TCAC#</b>	<b>Project Name</b>	<b>Low Income Units</b>	<b>Federal Allocation</b>	<b>State Allocation</b>	<b>City</b>	<b>County</b>	<b>Target Population</b>
<b>SACRAMENTO</b>							
00-235	Comfrey Senior Living	44	\$365,410	\$1,274,687	Galt	Sacramento	Seniors
00-044	Norwood Annex	15	\$157,459	\$549,274	Sacramento	Sacramento	Large Family
00-119	Whispering Pines Apartments	94	\$579,075	\$2,022,245	Sacramento	Sacramento	At-Risk
00-259	Terracina Gold, Village 1 & 3	108	\$962,047	\$0	Sacramento	Sacramento	Large Family
	<b>Total of 4 Projects</b>	<b>261</b>	<b>\$2,063,991</b>	<b>\$3,846,206</b>			
<b>SAN BERNARDINO</b>							
00-060	Needles Family Apartments	80	\$912,111	\$3,181,785	Needles	San Bernardino	Large Family
00-191	Kimberly Park Apartments	104	\$1,149,941	\$3,947,705	Victorville	San Bernardino	Large Family
	<b>Total of 2 Projects</b>	<b>184</b>	<b>\$2,062,052</b>	<b>\$7,129,490</b>			
<b>SAN DIEGO</b>							
00-101	Seabreeze Apartments	29	\$360,418	\$0	San Diego	San Diego	Large Family
00-037	Ventaliso (Richmar Housing)	36	\$658,245	\$0	San Marcos	San Diego	Large Family
00-190	West Mission Corridor Revitalization Project	95	\$1,305,633	\$0	San Marcos	San Diego	Large Family
00-095	Jamacha Glen Apartments	43	\$560,465	\$1,343,639	Spring Valley	San Diego	Large Family
	<b>Total of 4 Projects</b>	<b>203</b>	<b>\$2,884,761</b>	<b>\$1,343,639</b>			
<b>SAN FRANCISCO</b>							
00-078	Ambassador Hotel	133	\$1,308,050	\$0	San Francisco	San Francisco	Single Room
00-099	4445 Third Street	29	\$470,672	\$0	San Francisco	San Francisco	Large Family
00-155	Delta Hotel	152	\$1,519,144	\$0	San Francisco	San Francisco	Single Room
00-213	SOMA Studios	88	\$877,664	\$0	San Francisco	San Francisco	Single Room
	<b>Total of 4 Projects</b>	<b>402</b>	<b>\$4,175,530</b>	<b>\$0</b>			
<b>SAN MATEO</b>							
00-038	Main Street Apartments	28	\$336,355	\$1,173,333	Half Moon Bay	San Mateo	Large Family
	<b>Total of 1 Project</b>	<b>28</b>	<b>\$336,355</b>	<b>\$1,173,333</b>			

Table A-4  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
 2000 Tax Credit Allocation by County

TCAC#	Project Name	Low Income Units	Federal Allocation	State Allocation	City	County	Target Population
<b>SANTA BARBARA</b>							
00-124	Rancho Gardens (Turtle Inn)	12	\$61,124	\$0	Santa Maria	Santa Barbara	Seniors
	<b>Total of 1 Project</b>	<b>12</b>	<b>\$61,124</b>	<b>\$0</b>			
<b>SANTA CLARA</b>							
00-094	YouthBuild Family Apartments	59	\$621,352	\$2,167,506	San Jose	Santa Clara	Large Family
00-110	Monte Vista Gardens Family Housing	114	\$1,201,791	\$4,192,294	San Jose	Santa Clara	Large Family
00-218	Northside Senior Housing	75	\$646,591	\$2,255,551	San Jose	Santa Clara	Seniors
00-150	HomeSafe	24	\$178,652	\$0	Santa Clara	Santa Clara	Special Needs
	<b>Total of 4 Projects</b>	<b>272</b>	<b>\$2,648,386</b>	<b>\$8,615,351</b>			
<b>SOLANO</b>							
00-237	Vacaville Hillside Seniors	12	\$70,857	\$0	Vacaville	Solano	Seniors
00-261	Vacaville Meadows	50	\$347,345	\$0	Vacaville	Solano	Large Family
	<b>Total of 2 Projects</b>	<b>62</b>	<b>\$418,202</b>	<b>\$0</b>			
<b>SONOMA</b>							
00-170	Jay's Place	32	\$470,305	\$0	Santa Rosa	Sonoma	Large Family
	<b>Total of 1 Project</b>	<b>32</b>	<b>\$470,305</b>	<b>\$0</b>			
<b>STANISLAUS</b>							
00-064	Cherry Tree Village	82	\$643,498	\$0	Turlock	Stanislaus	Large Family
	<b>Total of 1 Project</b>	<b>82</b>	<b>\$643,498</b>	<b>\$0</b>			
<b>SUTTER</b>							
00-197	Park Terrace Apartments	79	\$468,662	\$1,636,026	Yuba City	Sutter	At-Risk
	<b>Total of 1 Project</b>	<b>79</b>	<b>\$468,662</b>	<b>\$1,636,026</b>			
<b>TEHAMA</b>							
00-173	Meadow Vista Apartments	56	\$526,084	\$1,835,178	Red Bluff	Tehama	Large Family
	<b>Total of 1 Project</b>	<b>56</b>	<b>\$526,084</b>	<b>\$1,835,178</b>			

Table A-4  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
 2000 Tax Credit Allocation by County

<b>TCAC#</b>	<b>Project Name</b>	<b>Low Income Units</b>	<b>Federal Allocation</b>	<b>State Allocation</b>	<b>City</b>	<b>County</b>	<b>Target Population</b>
<b>TULARE</b>							
00-023	Cutler Village	59	\$525,865	\$1,834,412	Cutler	Tulare	Large Family
00-252	Green Street Townhomes	28	\$325,151	\$1,134,249	Dinuba	Tulare	Large Family
	<b>Total of 2 Projects</b>	<b>87</b>	<b>\$851,016</b>	<b>\$2,968,661</b>			
<b>VENTURA</b>							
00-098	Esseff Village Apartments	50	\$207,509	\$0	Thousand Oaks	Ventura	Single Room
	<b>Total of 1 Project</b>	<b>50</b>	<b>\$207,509</b>	<b>\$0</b>			
<b>YOLO</b>							
00-187	The Greenery Apartments	94	\$456,522	\$1,594,742	Woodland	Yolo	At-Risk
	<b>Total of 1 Project</b>	<b>94</b>	<b>\$456,522</b>	<b>\$1,594,742</b>			
	<b>Total of 81 Projects</b>	<b>5057</b>	<b>\$50,667,206</b>	<b>\$56,040,292</b>			

**Table A-5**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Financing Breakdown for 2000 Allocations**

TCAC#	Project	Total Development Cost	Current Payment Financing	Current Financing as % of TDC	Deferred Payment Govt Financing	Deferred Financing as % of TDC	Tax Credit Factor	Investor Equity	Investor Equity as % of TDC	Other Funding Sources	Other Funding as % of TDC
00-004	Livingston Village	\$4,705,919	\$319,000	6.78%	\$802,500	17.05%	\$0.76	\$3,584,418	76.17%	\$0	0.00%
00-005	Corona de Oro Apts	\$9,531,008	\$1,118,057	11.73%	\$4,982,678	52.28%	\$0.77	\$3,430,273	35.99%	\$0	0.00%
00-006	Dewey Hotel	\$4,223,573	\$0	0.00%	\$2,093,898	49.58%	\$0.72	\$2,083,628	49.33%	\$46,047	1.09%
00-008	Jeffrey-Lynne Phase II	\$17,918,474	\$4,600,000	25.67%	\$3,700,000	20.65%	\$0.78	\$9,618,474	53.68%	\$0	0.00%
00-011	Sonya Gardens	\$4,517,570	\$359,000	7.95%	\$1,279,380	28.32%	\$0.79	\$2,744,494	60.75%	\$130,696	2.89%
00-013	Don Carlos Apts	\$3,082,832	\$244,080	7.92%	\$1,665,000	54.01%	\$0.75	\$1,064,528	34.53%	\$109,224	3.54%
00-016	Harrison St Farmworker	\$4,945,904	\$0	0.00%	\$1,185,000	23.96%	\$0.75	\$3,758,997	76.00%	\$0	0.00%
00-021	Little Chico Gardens Apts	\$5,158,322	\$0	0.00%	\$1,803,000	34.95%	\$0.81	\$3,140,664	60.89%	\$214,658	4.16%
00-023	Cutler Village	\$6,648,827	\$328,100	4.93%	\$1,000,000	15.04%	\$0.75	\$5,320,728	80.03%	\$0	0.00%
00-025	Park Lane Family Housing	\$11,933,949	\$1,623,810	13.61%	\$3,278,789	27.47%	\$0.75	\$7,031,351	58.92%	\$0	0.00%
00-027	Eugene Hotel	\$4,500,886	\$0	0.00%	\$1,008,000	22.40%	\$0.72	\$2,558,249	56.84%	\$934,637	20.77%
00-032	Foothill Family Housing	\$9,870,723	\$1,540,000	15.60%	\$0	0.00%	\$0.80	\$7,812,067	79.14%	\$518,656	5.25%
00-037	Richmar Affordable Hsg	\$8,054,750	\$1,150,000	14.28%	\$1,581,081	19.63%	\$0.80	\$5,262,669	65.34%	\$61,000	0.76%
00-038	Main Street Apts	\$6,450,446	\$943,800	14.63%	\$1,568,000	24.31%	\$0.84	\$3,831,223	59.39%	\$70,290	1.09%
00-042	Hollyview Senior Apts	\$15,584,128	\$1,183,128	7.59%	\$870,000	5.58%	\$0.84	\$7,065,358	45.34%	\$1,707,933	10.96%
00-044	Norwood Annex	\$2,611,366	\$0	0.00%	\$938,204	35.93%	\$0.75	\$1,595,550	61.10%	\$77,612	2.97%
00-045	Adeline Street Lofts	\$9,051,276	\$1,265,300	13.98%	\$2,454,000	27.11%	\$0.87	\$4,922,659	54.39%	\$133,317	1.47%
00-053	Simpson Arbor Apts	\$8,374,050	\$1,171,755	13.99%	\$0	0.00%	\$0.81	\$4,706,345	56.20%	\$2,495,950	29.81%
00-058	Coachella Family Apts	\$12,863,448	\$1,940,810	15.09%	\$906,000	7.04%	\$0.75	\$9,286,638	72.19%	\$730,000	5.67%
00-060	Needles Family Apts	\$11,305,618	\$1,713,444	15.16%	\$0	0.00%	\$0.75	\$9,227,174	81.62%	\$365,000	3.23%
00-064	Cherry Tree Village	\$10,525,716	\$3,075,000	29.21%	\$1,422,804	13.52%	\$0.81	\$5,211,822	49.52%	\$816,090	7.75%
00-075	Mountain View Townhomes	\$10,826,042	\$1,698,529	15.69%	\$288,819	2.67%	\$0.80	\$7,743,865	71.53%	\$1,094,828	10.11%
00-078	Ambassador Hotel	\$18,078,971	\$826,900	4.57%	\$5,588,991	30.91%	\$0.85	\$11,181,228	61.85%	\$481,852	2.67%
00-088	Avalon Terrace Nicolet	\$5,518,789	\$743,700	13.48%	\$1,494,750	27.08%	\$0.75	\$2,914,385	52.81%	\$187,646	3.40%
00-094	YouthBuild Family Apts	\$14,775,450	\$5,300,000	35.87%	\$3,252,470	22.01%	\$0.74	\$6,201,171	41.97%	\$21,809	0.15%
00-095	Jamacha Glen Apts	\$6,651,704	\$1,630,000	24.50%	\$0	0.00%	\$0.75	\$4,203,488	63.19%	\$818,216	12.30%
00-098	Esseff Village Apts	\$4,487,119	\$229,407	5.11%	\$2,523,387	56.24%	\$0.83	\$1,722,327	38.38%	\$0	0.00%
00-099	4445 Third Street	\$9,215,565	\$1,445,400	15.68%	\$3,529,576	38.30%	\$0.81	\$3,831,577	41.58%	\$0	0.00%
00-101	Seabreeze Apts	\$5,508,915	\$964,331	17.50%	\$0	0.00%	\$0.81	\$2,919,386	52.99%	\$1,625,198	29.50%
00-110	Monte Vista Gardens	\$26,028,662	\$7,557,000	29.03%	\$5,726,311	22.00%	\$0.74	\$11,995,551	46.09%	\$749,800	2.88%
00-117	Sierra Village Apt. Homes	\$12,478,526	\$3,159,292	25.32%	\$970,000	7.77%	\$0.76	\$7,849,234	62.90%	\$500,000	4.01%
00-118	Oakley Senior Apts	\$9,990,550	\$1,680,000	16.82%	\$1,800,000	18.02%	\$0.72	\$6,510,550	65.17%	\$0	0.00%
00-119	Whispering Pines Apts	\$9,105,649	\$1,650,000	18.12%	\$1,121,178	12.31%	\$0.79	\$6,187,895	67.96%	\$112,575	1.24%
00-120	Wilshire City Lights	\$3,990,054	\$791,258	19.83%	\$0	0.00%	\$0.82	\$2,849,686	71.42%	\$337,610	8.46%
00-121	Angels City Lights	\$8,936,606	\$2,060,457	23.06%	\$0	0.00%	\$0.82	\$5,978,456	66.90%	\$897,693	10.05%
00-122	Gateway City Lights	\$12,468,490	\$2,849,285	22.85%	\$0	0.00%	\$0.82	\$8,477,086	67.99%	\$1,142,119	9.16%
00-124	Rancho Gardens/Turtle Inn	\$757,092	\$282,665	37.34%	\$16,000	2.11%	\$0.75	\$458,427	60.55%	\$0	0.00%
00-125	Porvenir Estates II	\$3,822,504	\$0	0.00%	\$950,000	24.85%	\$0.73	\$2,872,504	75.15%	\$0	0.00%
00-127	Diamond Terrace Apts	\$11,730,994	\$3,930,851	33.51%	\$2,036,000	17.36%	\$0.74	\$5,164,143	44.02%	\$600,000	5.11%

**Table A-5  
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE  
Financing Breakdown for 2000 Allocations**

TCAC#	Project	Total Development Cost	Current Payment Financing	Current Financing as % of TDC	Deferred Payment Govt Financing	Deferred Financing as % of TDC	Tax Credit Factor	Investor Equity	Investor Equity as % of TDC	Other Funding Sources	Other Funding as % of TDC
00-136	Villa Del Mar	\$5,838,784	\$0	0.00%	\$2,382,900	40.81%	\$0.76	\$3,455,884	59.19%	\$0	0.00%
00-139	David and June Goldware	\$15,499,832	\$0	0.00%	\$4,108,815	26.51%	\$0.85	\$11,371,017	73.36%	\$0	0.00%
00-147	Richard N. Hogan manor	\$7,329,835	\$527,202	7.19%	\$2,325,375	31.72%	\$0.67	\$4,477,258	61.08%	\$0	0.00%
00-148	Osage Senior villas	\$10,839,325	\$0	0.00%	\$1,650,000	15.22%		\$2,207,269	20.36%	\$6,982,055	64.41%
00-149	The Vineyard	\$6,980,940	\$1,031,303	14.77%	\$850,000	12.18%	\$0.85	\$4,922,783	70.52%	\$176,854	2.53%
00-152	AMISTAD	\$9,305,118	\$291,685	3.13%	\$2,870,000	30.84%	\$0.75	\$6,118,433	65.75%	\$25,000	0.27%
00-155	Delta Hotel	\$17,900,868	\$0	0.00%	\$4,853,796	27.11%	\$0.81	\$12,346,065	68.97%	\$118,311	0.66%
00-156	Parksdale Village	\$4,991,903	\$0	0.00%	\$900,000	18.03%	\$0.81	\$4,074,779	81.63%	\$17,124	0.34%
00-158	Victory Gardens	\$2,814,596	\$116,000	4.12%	\$829,845	29.48%	\$0.80	\$1,768,500	62.83%	\$100,251	3.56%
00-159	Mecca Family Housing	\$4,237,550	\$0	0.00%	\$1,000,000	23.60%	\$0.75	\$3,162,921	74.64%	\$74,629	1.76%
00-162	Oakland Point	\$4,961,504	\$0	0.00%	\$1,871,606	37.72%	\$0.78	\$3,089,898	62.28%	\$0	0.00%
00-170	Jay's Place	\$6,910,380	\$1,193,797	17.28%	\$619,010	8.96%	\$0.75	\$3,990,541	57.75%	\$902,032	13.05%
00-172	Villa de las Flores	\$8,075,666	\$709,224	8.78%	\$654,356	8.10%	\$0.81	\$5,861,106	72.58%	\$850,980	10.54%
00-173	Meadow Vista Apartments	\$8,277,735	\$1,245,000	15.04%	\$1,000,000	12.08%	\$0.79	\$5,604,735	67.71%	\$428,000	5.17%
00-176	FAME West 25th Street	\$1,959,550	\$167,544	8.55%	\$688,093	35.11%	\$0.72	\$1,103,913	56.34%	\$0	0.00%
00-180	Victoria Manor Senior Apts.	\$8,208,388	\$0	0.00%	\$0	0.00%	\$0.77	\$1,624,776	19.79%	\$6,583,642	80.21%
00-183	Monterey Park Sr. Village	\$15,145,128	\$1,540,000	10.17%	\$1,782,792	11.77%	\$0.76	\$10,506,836	69.37%	\$1,305,000	8.62%
00-185	Eastside Village	\$11,975,316	\$1,034,286	8.64%	\$3,000,000	25.05%	\$0.71	\$7,941,030	66.31%	\$0	0.00%
00-186	El Centro Senior Villas	\$8,433,223	\$380,139	4.51%	\$1,089,421	12.92%	\$0.75	\$6,213,413	73.68%	\$730,000	8.66%
00-187	The Greenery Apartments	\$7,659,550	\$1,385,024	18.08%	\$1,526,846	19.93%	\$0.72	\$4,214,524	55.02%	\$23,714	0.31%
00-190	West Mission Corridor	\$17,908,117	\$3,600,000	20.10%	\$4,000,000	22.34%	\$0.77	\$9,988,092	55.77%	\$320,025	1.79%
00-191	Kimberly Park Apartments	\$18,024,565	\$4,121,496	22.87%	\$0	0.00%	\$0.84	\$12,936,959	71.77%	\$966,110	5.36%
00-193	Stoneridge Villas	\$17,337,853	\$5,530,000	31.90%	\$125,190	0.72%	\$0.86	\$10,122,663	58.38%	\$1,560,000	9.00%
00-197	Park Terrace Apartments	\$6,759,443	\$0	0.00%	\$1,917,975	28.37%	\$0.77	\$4,841,468	71.63%	\$0	0.00%
00-198	Adeline Street Apartments	\$4,260,362	\$556,360	13.06%	\$1,607,747	37.74%	\$0.83	\$1,927,726	45.25%	\$168,528	3.96%
00-204	Seasons at the Grove	\$3,801,391	\$310,000	8.15%	\$1,000,000	26.31%	\$0.79	\$2,352,304	61.88%	\$139,087	3.66%
00-208	San Pablo Senior	\$11,193,930	\$3,485,007	31.13%	\$649,690	5.80%	\$0.72	\$5,689,226	50.82%	\$1,370,007	12.24%
00-213	SOMA Studios	\$13,415,536	\$0	0.00%	\$5,221,560	38.92%	\$0.89	\$7,823,976	58.32%	\$370,000	2.76%
00-218	Northside Senior Housing	\$15,246,398	\$2,045,800	13.42%	\$5,688,000	37.31%	\$0.84	\$7,295,598	47.85%	\$217,000	1.42%
00-222	Gadberry Courts	\$8,231,934	\$2,050,000	24.90%	\$1,800,000	21.87%	\$0.76	\$3,560,843	43.26%	\$371,091	4.51%
00-229	Sungrove Senior	\$11,024,413	\$4,139,622	37.55%	\$0	0.00%	\$0.75	\$5,575,883	50.58%	\$1,308,908	11.87%
00-235	Comfrey Senior	\$6,254,418	\$1,360,000	21.74%	\$0	0.00%	\$0.78	\$3,844,454	61.47%	\$979,078	15.65%
00-237	Vacaville Hillside Sr.	\$1,567,958	\$274,000	17.47%	\$702,500	44.80%	\$0.82	\$581,028	37.06%	\$10,430	0.67%
00-250	Danillo Gardens	\$16,269,212	\$0	0.00%	\$6,053,200	37.21%	\$0.88	\$8,633,714	53.07%	\$1,412,029	8.68%
00-251	Meera Town Homes	\$3,495,452	\$306,429	8.77%	\$635,361	18.18%	\$0.78	\$2,268,786	64.91%	\$284,876	8.15%
00-252	Green Street Townhomes	\$5,431,140	\$1,030,000	18.96%	\$513,555	9.46%	\$0.78	\$3,420,893	62.99%	\$466,692	8.59%
00-256	Happy Valley City Lights	\$13,657,307	\$7,105,979	52.03%	\$0	0.00%	\$0.80	\$4,476,328	32.78%	\$2,075,000	15.19%
00-257	Mission City Lights	\$8,049,319	\$1,750,593	21.75%	\$0	0.00%	\$0.80	\$5,289,072	65.71%	\$1,009,654	12.54%
00-259	Terracina Gold 1 & 3	\$19,158,328	\$6,650,000	34.71%	\$610,000	3.18%	\$0.81	\$10,138,328	52.92%	\$1,760,000	9.19%

**Table A-5**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Financing Breakdown for 2000 Allocations**

TCAC#	Project	Total Development Cost	Current Payment Financing	Current Financing as % of TDC	Deferred Payment Govt Financing	Deferred Financing as % of TDC	Tax Credit Factor	Investor Equity	Investor Equity as % of TDC	Other Funding Sources	Other Funding as % of TDC
00-261	Vacaville Meadows	\$7,502,038	\$2,000,000	26.66%	\$1,905,000	25.39%	\$0.80	\$2,778,756	37.04%	\$468,282	6.24%
00-263	Villa La Jolla	\$6,128,946	\$0	0.00%	\$2,283,000	37.25%	\$0.83	\$3,211,946	52.41%	\$634,000	10.34%
00-266	Vintage Crossing Sr.	\$18,652,144	\$3,710,000	19.89%	\$1,795,503	9.63%	\$0.81	\$11,858,641	63.58%	\$1,288,000	6.91%

**Table A-6**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**2000 Allocation for Tax Exempt Bond Financed Projects**

TCAC #	Name	Construction Type	Total Units	Low Income Units	Federal Allocation	State Allocation	City	County
99-932**	Bayview Courtyard	NC*	30	29	\$105,225	\$0	Arcata	Humboldt
99-933**	West Oaks Apartments	NC*	53	52	\$304,472	\$0	Santa Rosa	Sonoma
99-934**	Bernal Dwellings Apartments	NC*	160	156	\$978,746	\$0	San Francisco	San Francisco
99-936**	Watts/Athens Preservation XVII	RC	100	100	\$360,043	\$0	Los Angeles	Los Angeles
99-937**	Norwalk Senior Apartments	NC	240	236	\$800,068	\$0	Norwalk	Los Angeles
99-938**	Mercy Village	RC*	81	80	\$140,647	\$0	Folsom	Sacramento
00-800	Maplewood Apartments	AR*	79	78	\$159,564	\$0	Lakeside	San Diego
00-801	CCBA Senior Garden	NC*	45	44	\$205,959	\$0	San Diego	San Diego
00-802	River's Bend Apartments	AR	77	76	\$119,976	\$0	Marysville	Yuba
00-804	Pacific Palms Apartments	RC*	139	137	\$246,311	\$0	Palm Springs	Riverside
00-805	Cypress Cove Apartments	AR*	200	198	\$560,753	\$0	Escondido	San Diego
00-806	Brookhollow Apartments	AR*	188	85	\$206,650	\$0	West Covina	Los Angeles
00-807	Mission Village Terrace	NC*	84	83	\$490,172	\$0	Los Angeles	Los Angeles
00-808	Grace Avenue Housing	NC	84	83	\$517,137	\$0	Carson	Los Angeles
00-809	The Villaggio II	NC	65	64	\$411,079	\$0	Carson	Los Angeles
00-811	Heritage West Apartments	AR*	142	141	\$424,728	\$0	Hayward	Alameda
00-812	Autumn Ridge Apartments	AR*	192	190	\$544,732	\$0	San Marcos	San Diego
00-813	FlowerTree Apartments	AR*	186	185	\$641,617	\$0	Buena Park	Orange
00-814	Mt. Aguilar Apartments	AR*	312	311	\$967,621	\$0	San Diego	San Diego
00-815	Penasquitos Gardens Apartments	AR*	504	503	\$1,535,797	\$0	San Diego	San Diego
00-816	Coggins Square Apartments	NC*	87	86	\$431,842	\$0	Walnut Creek	Contra Costa
00-818	Vista La Rosa	AR	240	239	\$607,532	\$0	San Diego	San Diego
00-819	Almaden Plaza	AR*	108	106	\$402,464	\$0	San Jose	Santa Clara
00-820	Quail Run	NC	200	199	\$788,419	\$0	Santa Rosa	Sonoma
00-821	Santa Rosa Garden	AR	111	109	\$341,939	\$0	Santa Rosa	Sonoma
00-822	Steinbeck Commons Apartments	RC*	100	99	\$213,748	\$0	Salinas	Monterey
00-824	Shadow Palms Apartments	AR*	144	143	\$246,968	\$0	Indio	Riverside
00-825	Eastridge Apartments	AR	80	78	\$108,136	\$0	Grass Valley	Nevada
00-826	Vintage Woods Senior Apartments	NC*	185	185	\$488,775	\$0	Sacramento	Sacramento
00-827	Cottage Estates	AR*	152	152	\$457,119	\$0	Sacramento	Sacramento

**Table A-6**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**2000 Allocation for Tax Exempt Bond Financed Projects**

TCAC #	Name	Construction Type	Total Units	Low Income Units	Federal Allocation	State Allocation	City	County
00-828	Rancho Carrillo Apartments	NC	116	76	\$290,072	\$0	Carlsbad	San Diego
00-829	Normandy Park Senior	NC*	116	82	\$242,819	\$0	Citrus Heights	Sacramento
00-831	Regency Centre Apartments	AR*	100	99	\$173,932	\$0	San Diego	San Diego
00-832	Pear Tree Manor Apartments	AR*	119	118	\$348,468	\$0	Chula Vista	San Diego
00-833	Autumnwood Apartments	AR*	160	158	\$113,619	\$0	San Bernardino	San Bernardino
00-834	Ivy Hill Apartments	NC*	116	47	\$234,684	\$0	Walnut Creek	Contra Costa
00-835	Orange Grove Apartments	NC*	24	23	\$192,184	\$0	Glendale	Los Angeles
00-836	Wisconsin III Apartments	NC*	26	25	\$198,371	\$0	Los Angeles	Los Angeles
00-837	Kings Villages	RC*	313	312	\$1,237,400	\$0	Pasadena	Los Angeles
00-838	Vintage Chateau Senior Apartments	NC*	240	239	\$807,848	\$0	Petaluma	Sonoma
00-839	Southwind Court Apartments	AR*	88	68	\$161,746	\$0	Sacramento	Sacramento
00-840	Village Green	RC	128	127	\$268,161	\$0	Merced	Merced
00-841	Emerald Gardens	AR*	110	109	\$313,651	\$0	Buena Park	Orange
00-842	Sea Wind Apartments	AR*	91	90	\$267,689	\$0	Anaheim	Orange
00-843	Cobblestone Apartments	AR*	64	63	\$161,327	\$0	Anaheim	Orange
00-844	Park Vista Apartments	AR*	392	392	\$1,202,845	\$0	Anaheim	Orange
00-845	El Rancho Verde II Apartments	AR*	700	696	\$3,298,210	\$0	San Jose	Santa Clara
00-846	Woodstone Apartments	NC*	56	55	\$247,386	\$0	Modesto	Stanislaus
00-847	Silver Ridge Apartments	NC*	156	154	\$415,196	\$0	Roseville	Placer
00-848	Church Street Apartments	NC*	93	92	\$650,790	\$0	San Francisco	San Francisco
00-849	Paulin Creek Apartments	AR*	48	47	\$129,424	\$0	Santa Rosa	Sonoma
00-850	Misty Village Apartments	NC	24	23	\$107,426	\$0	McKinleyville	Humboldt
00-851	Las Palmas Apartments	AR*	92	69	\$154,103	\$0	San Leandro	Alameda
00-852	Cypress Villa	AR*	72	71	\$195,467	\$0	La Habra	Orange
00-853	Island Gardens	AR	122	121	\$296,882	\$0	San Diego	San Diego
00-854	Playa del Alameda Apartments	AR*	40	39	\$154,661	\$0	Alameda	Alameda
00-855	Lassen Apartments	AR*	81	80	\$230,025	\$0	San Francisco	San Francisco
00-856	Tahoe Valley Townhomes	RC*	70	68	\$141,413	\$0	South Lake Tahoe	Nevada
00-857	Santa Ana Towers	AR*	200	199	\$543,640	\$0	Santa Ana	Orange
00-858	Main Street Plaza	NC*	110	109	\$486,869	\$0	Alhambra	Los Angeles

**Table A-6**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**2000 Allocation for Tax Exempt Bond Financed Projects**

TCAC #	Name	Construction Type	Total Units	Low Income Units	Federal Allocation	State Allocation	City	County
00-859	Sixth and Martha Family Apartments-Phase I	NC*	103	102	\$671,954	\$0	San Jose	Santa Clara
00-860	Rowland Heights Apartments	AR*	144	142	\$387,406	\$0	Rowland Heights	Los Angeles
00-861	Miramar Apartments	NC*	159	32	\$195,297	\$0	City of Foster City	San Mateo
00-863	Stone Creek Apartments	NC	120	119	\$603,779	\$0	Watsonville	Santa Cruz
00-864	Chateau Bijou Apartments	AR	92	90	\$250,686	\$0	South Lake Tahoe	El Dorado
00-865	Park Sequoia	RC	81	80	\$273,450	\$0	San Jose	Santa Clara
00-866	University Gardens Apartments	AR*	113	111	\$287,613	\$0	Los Angeles	Los Angeles
00-867	Heritage Park at Monrovia	AR	78	77	\$229,977	\$0	Monrovia	Los Angeles
00-868	Stuart Drive Apts. & Rose Garden Apts.	RC*	239	239	\$261,953	\$0	Garden Grove	Orange
00-870	Park Glenn Senior Apartments	NC*	18	17	\$57,905	\$0	Camarillo	Ventura
00-872	Orlando Cepeda Commons	NC*	100	99	\$759,899	\$0	San Francisco	San Francisco
00-873	Pinecrest Apartments	AR*	24	23	\$89,580	\$0	Antioch	Contra Costa
00-874	Camara Circle	AR*	52	51	\$187,743	\$0	Concord	Contra Costa
00-875	Villa Paseo Senior Residences	AR	110	108	\$378,888	\$0	Templeton	San Luis Obispo
00-876	Le Mirador Senior Apartments	NC*	141	140	\$423,385	\$0	San Jose	Santa Clara
00-877	Sienna Senior Apartments	NC*	140	139	\$418,942	\$0	San Jose	Santa Clara
00-878	Park West Apartments	RC*	256	180	\$86,702	\$0	Fresno	Fresno
00-879	Willow Glen Senior Apartments	NC	133	132	\$543,637	\$0	San Jose	Santa Clara
00-880	Plaza Manor	AR*	372	370	\$830,329	\$0	National City	San Diego
00-881	Vista Terrace Hills	AR*	262	260	\$938,946	\$0	San Ysidro	San Diego
00-882	Cedar Springs Apartments	NC*	201	199	\$850,622	\$0	Coachella	Riverside
00-884	Heritage Park at Hilltop	NC	192	190	\$548,766	\$0	Richmond	Contra Costa
00-885	Belvedere Place Apartments	AR*	26	25	\$149,473	\$0	San Rafael	Marin
00-886	Maria Manor	AR*	119	118	\$508,321	\$0	San Francisco	San Francisco
00-887	Antonia Manor	AR*	133	132	\$473,576	\$0	San Francisco	San Francisco
00-888	Mission Suites	AR*	117	116	\$230,480	\$0	Pomona	Los Angeles
00-889	Notre Dame Apartments	AR*	204	201	\$777,819	\$0	San Francisco	San Francisco
00-890	Pioneer Park Plaza Apartments	AR*	161	160	\$237,547	\$0	San Bernardino	San Bernardino
00-891	Saratoga Senior Apartments Phase II	NC*	120	119	\$370,638	\$0	Vacaville	Solano
00-893	Driftwood Apts	AR*	296	296	\$706,648	\$0	Concord	Contra Costa

**Table A-6  
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE  
2000 Allocation for Tax Exempt Bond Financed Projctcs**

<b>TCAC #</b>	<b>Name</b>	<b>Construction Type</b>	<b>Total Units</b>	<b>Low Income Units</b>	<b>Federal Allocation</b>	<b>State Allocation</b>	<b>City</b>	<b>County</b>
00-894	Thomas Paine Square Apartments	AR*	98	97	\$294,820	\$0	San Francisco	San Francisco
00-895	Town Center Apartments	NC*	75	15	\$60,943	\$0	Lafayette	Contra Costa
00-896	Craig Gardens	NC*	90	89	\$350,302	\$0	San Jose	Santa Clara
00-897	Bascom Senior)	NC*	125	124	\$492,877	\$0	San Jose	Santa Clara
00-898	La Brea Gardens	AR*	185	185	\$308,926	\$0	Los Angeles	Los Angeles
00-899	Greenfair Apartments	AR*	387	386	\$735,025	\$0	Sacramento	Sacramento
00-900	Pioneer Garden Apartments	AR*	141	140	\$397,056	\$0	Santa Fe Springs	Los Angeles
00-901	Claremont Village Apartments	AR*	150	149	\$415,382	\$0	Claremont	Los Angeles
00-902	Plum Tree Apartments	AR*	70	69	\$236,840	\$0	Gilroy	Santa Clara
00-903	Magnolia City Lights	NC*	54	53	\$390,139	\$0	Los Angeles	Los Angeles
00-904	Harbor City Lights	NC*	56	55	\$420,322	\$0	Los Angeles	Los Angeles
00-905	Normandy Park Senior Apartments	NC*	116	115	\$340,413	\$0	Citrus Heights	Sacramento
00-906	Countrywood Village Apartments	AR*	292	289	\$492,649	\$0	Sacramento	Sacramento
00-907	Park Place Apartments	AR	142	141	\$378,718	\$0	Van Nuys	Los Angeles
00-908	The Verandas Senior Community	NC*	180	179	\$402,986	\$0	Sacramento	Sacramento
00-910	Runnymede Gardens	AR*	78	77	\$244,574	\$0	East Palo Alto	San Mateo
00-911	Homestead Park Apartments	AR*	222	220	\$610,859	\$0	Sunnyvale	Santa Clara
00-912	Heritage Villas Senior Housing	NC*	143	142	\$465,039	\$0	Mission Viejo	Orange
00-913	Maplewood-Golden Glen Apartments	RC*	91	89	\$165,966	\$0	Concord	Contra Costa
** Funded in 2000		*=Federal Subsidy	<b>15436</b>	<b>14759</b>	<b>\$47,010,344.00</b>	<b>\$0.00</b>		

## **APPENDIX B**

### **1987 – 2000 ALLOCATION SUMMARY**

**Table B-1**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Active Allocations by County (1)**  
**1987-2000**

County	Population (2)	% of Total	Projects	% of Total	Low Income		Federal		State	
					Units	% of Total	Allocation	% of Total	Allocation	% of Total
Alameda	1,454,300	4.39%	95	5.81%	4740	4.08%	\$26,477,936	4.17%	\$22,773,015	4.97%
Amador	34,400	0.10%	1	0.06%	44	0.04%	\$70,423	0.01%	\$0	0.00%
Butte	204,000	0.62%	11	0.67%	648	0.56%	\$3,728,170	0.59%	\$1,822,722	0.40%
Calaveras	38,500	0.12%	2	0.12%	59	0.05%	\$120,137	0.02%	\$475,904	0.10%
Colusa	18,750	0.06%	2	0.12%	62	0.05%	\$124,994	0.02%	\$154,367	0.03%
Contra Costa	930,000	2.81%	54	3.30%	4802	4.13%	\$22,949,242	3.62%	\$17,303,293	3.77%
Del Norte	28,000	0.08%	2	0.12%	94	0.08%	\$328,569	0.05%	\$0	0.00%
El Dorado	152,900	0.46%	10	0.61%	689	0.59%	\$4,342,263	0.68%	\$14,308,136	3.12%
Fresno	805,000	2.43%	68	4.16%	5266	4.53%	\$15,614,530	2.46%	\$10,882,417	2.37%
Glenn	27,100	0.08%	1	0.06%	40	0.03%	\$72,013	0.01%	\$248,970	0.05%
Humboldt	127,600	0.39%	8	0.49%	277	0.24%	\$797,284	0.13%	\$2,714,563	0.59%
Imperial	145,300	0.44%	23	1.41%	1106	0.95%	\$6,570,108	1.04%	\$4,337,337	0.95%
Kern	658,900	1.99%	42	2.57%	3642	3.13%	\$15,097,601	2.38%	\$29,728,290	6.49%
Kings	131,200	0.40%	8	0.49%	635	0.55%	\$2,975,060	0.47%	\$0	0.00%
Lake	55,700	0.17%	7	0.43%	221	0.19%	\$468,883	0.07%	\$2,155,633	0.47%
Lassen	33,950	0.10%	2	0.12%	58	0.05%	\$113,423	0.02%	\$435,387	0.09%
Los Angeles	9,884,300	29.86%	430	26.28%	27547	23.69%	\$181,002,181	28.53%	\$47,932,912	10.46%
Madera	117,100	0.35%	14	0.86%	685	0.59%	\$4,500,797	0.71%	\$2,806,772	0.61%
Marin	249,700	0.75%	7	0.43%	278	0.24%	\$2,592,203	0.41%	\$0	0.00%
Mariposa	16,150	0.05%	4	0.24%	118	0.10%	\$247,911	0.04%	\$853,999	0.19%
Mendocino	87,600	0.26%	4	0.24%	96	0.08%	\$192,244	0.03%	\$558,471	0.12%
Merced	210,100	0.63%	27	1.65%	1064	0.91%	\$3,683,196	0.58%	\$6,399,307	1.40%
Mono	10,900	0.03%	1	0.06%	32	0.03%	\$345,350	0.05%	\$0	0.00%
Monterey	399,300	1.21%	29	1.77%	1617	1.39%	\$12,456,035	1.96%	\$2,609,343	0.57%
Napa	127,000	0.38%	7	0.43%	485	0.42%	\$3,718,520	0.59%	\$11,450,936	2.50%
Nevada	91,100	0.28%	13	0.79%	731	0.63%	\$4,710,178	0.74%	\$4,517,333	0.99%
Orange	2,828,400	8.55%	61	3.73%	8038	6.91%	\$31,829,108	5.02%	\$17,429,060	3.80%
Placer	234,400	0.71%	18	1.10%	1889	1.62%	\$7,852,890	1.24%	\$7,550,538	1.65%
Plumas	20,350	0.06%	2	0.12%	70	0.06%	\$130,817	0.02%	\$409,588	0.09%
Riverside	1,522,900	4.60%	82	5.01%	5822	5.01%	\$29,726,805	4.69%	\$29,095,673	6.35%

**Table B-1**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Active Allocations by County (1)**  
**1987-2000**

County	Population (2)	% of Total	Projects	% of Total	Low Income		Federal		State	
					Units	% of Total	Allocation	% of Total	Allocation	% of Total
San Benito	49,800	0.15%	5	0.31%	157	0.13%	\$1,173,497	0.18%	\$196,916	0.04%
San Bernardino	1,689,300	5.10%	26	1.59%	2731	2.35%	\$11,066,578	1.74%	\$20,628,183	4.50%
San Diego	2,911,500	8.80%	89	5.44%	9061	7.79%	\$39,039,896	6.15%	\$25,518,661	5.57%
San Francisco	801,400	2.42%	64	3.91%	4872	4.19%	\$47,311,742	7.46%	\$4,608,468	1.01%
San Joaquin	566,600	1.71%	21	1.28%	1373	1.18%	\$5,302,417	0.84%	\$12,508,304	2.73%
San Luis Obispo	245,200	0.74%	15	0.92%	477	0.41%	\$2,797,165	0.44%	\$2,721,474	0.59%
San Mateo	730,000	2.21%	25	1.53%	1220	1.05%	\$10,591,709	1.67%	\$4,971,679	1.08%
Santa Barbara	414,200	1.25%	27	1.65%	1467	1.26%	\$8,685,238	1.37%	\$5,045,130	1.10%
Santa Clara	1,736,700	5.25%	97	5.93%	9708	8.35%	\$55,299,588	8.72%	\$72,470,407	15.81%
Santa Cruz	255,000	0.77%	19	1.16%	943	0.81%	\$7,606,703	1.20%	\$3,727,729	0.81%
Shasta	167,000	0.50%	10	0.61%	489	0.42%	\$2,464,251	0.39%	\$9,356,048	2.04%
Sierra	3,140	0.01%	1	0.06%	48	0.04%	\$84,205	0.01%	\$0	0.00%
Siskiyou	44,200	0.13%	2	0.12%	64	0.06%	\$144,709	0.02%	\$539,996	0.12%
Solano	399,000	1.21%	17	1.04%	1512	1.30%	\$4,777,666	0.75%	\$4,595,644	1.00%
Sonoma	450,100	1.36%	51	3.12%	3578	3.08%	\$21,427,016	3.38%	\$3,037,957	0.66%
Stanislaus	441,400	1.33%	14	0.86%	1257	1.08%	\$3,873,585	0.61%	\$3,520,596	0.77%
Sutter	77,900	0.24%	3	0.18%	144	0.12%	\$619,446	0.10%	\$1,886,091	0.41%
Tehama	56,200	0.17%	5	0.31%	213	0.18%	\$968,219	0.15%	\$2,735,774	0.60%
Trinity	13,050	0.04%	2	0.12%	64	0.06%	\$127,752	0.02%	\$969,996	0.21%
Tulare	368,000	1.11%	40	2.44%	1682	1.45%	\$7,065,453	1.11%	\$14,288,040	3.12%
Tuolumne	53,000	0.16%	9	0.55%	483	0.42%	\$2,774,426	0.44%	\$2,835,550	0.62%
Ventura	756,500	2.29%	32	1.96%	2304	1.98%	\$10,717,695	1.69%	\$8,647,735	1.89%
Yolo	162,900	0.49%	23	1.41%	1303	1.12%	\$6,415,789	1.01%	\$10,668,626	2.33%
Yuba	60,700	0.18%	4	0.24%	295	0.25%	\$1,205,583	0.19%	\$3,958,342	0.86%
	<b>33,097,690</b>	<b>100.00%</b>	<b>1,636</b>	<b>100.00%</b>	<b>116300</b>	<b>100.00%</b>	<b>\$634,379,199</b>	<b>100.00%</b>	<b>\$458,391,312</b>	<b>100.00%</b>

(1) Includes tax-exempt bond financed projects.

(2) State of California, *Population Estimates for California Cities and Counties*,  
Department of Finance Report E-1. Sacramento, California, January 2001.

## **APPENDIX C**

### **1987 – 2000 COMPLIANCE REPORT OCCUPANCY DATE**

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

Number	Development Name	Total Units	Required # of	# of Tax Credit
			Tax Credit	Units
			Units	Occupied
CA-1987-001	Redwood Court Apts.	50	50	*
CA-1987-002	Redondo Apartments	36	36	28
CA-1987-003	Sunset West Apartments	50	50	42
CA-1987-004	Country Oaks Apts.	51	51	47
CA-1987-005	LA Pro II Apts	108	108	84
CA-1987-008	HDR Fund I Apartments	76	76	76
CA-1987-009	HDR Fund II Apartments	49	49	49
CA-1987-011	Dos Palos Apts.	40	40	39
CA-1987-013	Kingsburg Apts.	38	38	37
CA-1987-014	Battle Creek Family Apts.	24	24	23
CA-1987-017	Jose's Place	44	44	43
CA-1987-018	Orchard Garden Apts.	34	34	33
CA-1987-019	Madison Arches Apts.	24	24	22
CA-1987-020	Cottonwood Meadows Apts.	47	47	28
CA-1987-021	Johanson Arms Apartments	104	104	104
CA-1987-022	Creekside Apt.	48	48	48
CA-1987-025	Seeley Valley Apartments	38	38	32
CA-1987-026	The Willows	120	120	120
CA-1987-030	Bell Way Apts.	11	11	8
CA-1987-031	30270 Calle Jessica	1	1	1
CA-1987-036	Chamoune Ave Duplex Apts.	2	2	2
CA-1987-039	108th Street Apts.	22	22	*
CA-1987-041	Irolo Apartments	32	32	31
CA-1987-042	Villa Rosa Apartments	12	12	3
CA-1987-043	Mayten Manor Senior Apts.	45	25	31
CA-1987-045	Westwood Manor	40	40	38
CA-1987-046	Cypress Glen	54	27	54
CA-1987-047	LIHP 44	17	17	11
CA-1987-048	Euclid/Logan Apts.	22	22	*
CA-1987-049	331-353 Smalley Ave	8	8	8
CA-1987-053	Olive Court	24	24	24
CA-1987-055	Carson Ridge II Apts.	36	36	35
CA-1987-056	Desert Oak Apts.	42	42	36
CA-1987-059	Gatto Construction	4	4	4
CA-1987-060	Fresno Four-Plex	4	4	1
CA-1987-061	SCA Homes	10	10	10
CA-1987-063	Casa de Suisun	52	52	*
CA-1987-064	MidCities	59	59	55
CA-1987-072	Artesia Senior Center	100	54	54
CA-1987-073	Live Oak Apartments	328	69	*
CA-1987-074	Park Haven Three	66	22	70
CA-1988-000	Harbor Tower	180	180	*
CA-1988-001	Meredith Manor	40	40	38
CA-1988-002	Madrone Hotel	32	32	31
CA-1988-003	Nuevo Pico Union	16	16	16
CA-1988-005	Villa Rosa Apts.	44	44	43
CA-1988-006	Feather River Apts.	34	34	30
CA-1988-007	Sierra Meadows Apts	35	35	33
CA-1988-008	Strathmore Villa Apts.	42	42	38
CA-1988-010	Conquistador Villa Apartments	38	38	38
CA-1988-013	Exeter Apartments	58	58	55
CA-1988-015	7292 Fountain Avenue	28	28	26
CA-1988-016	Cottonwood Creek Apts.	32	32	31

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

Number	Development Name	Total Units	Required # of	# of Tax Credit
			Tax Credit	Units
			Units	Occupied
CA-1988-017	Noble Creek Apts	54	54	50
CA-1988-018	Citrus Pointe II Apartments	50	50	46
CA-1988-021	Central Valley II Apartments	38	38	36
CA-1988-022	Pixley Apts.	40	40	38
CA-1988-024	Anderson Court	36	36	35
CA-1988-026	Weaver Creek Apts.	26	26	25
CA-1988-027	Garden Estates	44	44	43
CA-1988-028	Ridgeway Hotel	58	58	48
CA-1988-029	Sonora Terrace	46	46	*
CA-1988-030	Quincy Street Apts.	33	7	*
CA-1988-031	23rd Avenue Project	4	4	4
CA-1988-032	MacArthur Blvd. (04 & 05)	8	8	4
CA-1988-033	296 Mather Street	12	12	12
CA-1988-037	7801 MacArthur Blvd.	4	4	*
CA-1988-038	2648 Parker Avenue	4	4	4
CA-1988-039	5338 Belvedere Street	4	4	4
CA-1988-041	California Terrace Apts.	32	32	26
CA-1988-042	Riverland Apts.	75	75	*
CA-1988-043	Visalia Garden Villas	60	60	60
CA-1988-044	Nice Village Apartments	28	28	27
CA-1988-045	Olympic Villa Apts.	27	27	26
CA-1988-046	1313 Castillo	3	3	3
CA-1988-047	Kingswood Apartments	43	43	43
CA-1988-048	SCA Homes	30	30	30
CA-1988-049	Bear Mountain Apts.	36	36	32
CA-1988-051	Atrium Apts.	12	12	12
CA-1988-052	Hillside I	37	37	115
CA-1988-053	Hillside II	81	81	115
CA-1988-054	Normandie Apts.	40	33	*
CA-1988-055	Pacific Oaks	103	103	52
CA-1988-056	Salton II Village Apts.	30	30	27
CA-1988-057	Redwood Villas	90	90	69
CA-1988-058	Reedley Elderly	23	23	*
CA-1988-062	Magnolia Plaza Apts.	124	124	89
CA-1988-063	Sun Terrace	104	99	*
CA-1988-066	Vendome Apt.	43	41	*
CA-1988-067	S. Norton Avenue	20	20	19
CA-1988-068	Woods Manor	80	80	*
CA-1988-069	Virginia Avenue	28	20	*
CA-1988-070	Exeter Senior Villa	44	44	43
CA-1988-071	Arminta North and South	60	60	40
CA-1988-072	Magnolia Acres	40	40	*
CA-1988-073	Flores Apartments	26	26	*
CA-1988-074	10900 MacArthur Blvd.	12	12	12
CA-1988-075	Harriet Tubman Terrace	91	91	87
CA-1988-076	Heather Ridge Apts.	56	56	56
CA-1988-080	Tioga Apts.	90	90	*
CA-1988-081	Citrus Ave.	6	6	*
CA-1988-082	26th Street Apts.	8	8	8
CA-1988-083	Flamingo Garden Senior	58	58	*
CA-1988-084	Parkwood Meadows No. 2	2	2	*
CA-1988-086	Huntwood Commons	40	40	40
CA-1988-087	1714-1716 Eleventh Street	2	2	2

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

Number	Development Name	Total Units	Required # of Tax Credit Units	# of Tax Credit Units Occupied
CA-1988-088	Riverview Plaza	123	123	121
CA-1988-089	Cherry Blossom	70	70	21
CA-1988-090	Grandview Apartments	27	27	27
CA-1988-093	Prospect Villa Apts.	14	14	14
CA-1988-094	Glenhaven Park	15	15	*
CA-1988-095	Ventura Garden Estates	48	48	16
CA-1988-096	3142 Coolidge Avenue	4	4	4
CA-1988-097	2154 Dumbarton Ave.	1	1	*
CA-1988-098	Poinsettia Street Apts.	20	20	*
CA-1988-099	Bellflower Senior Center	50	20	20
CA-1988-100	49th Street Apts.	13	13	13
CA-1988-101	1513 W. Pico Blvd.	32	32	*
CA-1988-103	Alice Street Apts.	10	10	*
CA-1988-104	3613 Clay	1	1	1
CA-1988-105	Peter Claver Community	32	32	*
CA-1988-106	Schillo Gardens	29	29	28
CA-1988-108	45th Street	2	2	*
CA-1988-109	Tyrrell Terrace	27	27	27
CA-1988-110	2210 Oakwood Ave.	1	1	*
CA-1988-117	Coleman Court	113	22	22
CA-1988-118	Villa La Cumbre	60	60	*
CA-1988-124	Vine Street Properties	2	2	1
CA-1988-125	3105 MLK	2	2	*
CA-1988-126	3109 MLK	2	2	2
CA-1988-127	3311 MLK	2	2	2
CA-1988-129	1118 62nd	2	2	2
CA-1988-130	9012 "B" Street	1	1	1
CA-1988-131	47th St. Apts	25	25	*
CA-1988-132	820 Milton Avenue	1	1	*
CA-1988-133	Bennett Apts.	24	24	23
CA-1988-136	Hidden Cove Apartments	88	88	*
CA-1988-140	Clark Terrace	41	41	40
CA-1988-141	Evergreen Apts.	37	28	35
CA-1988-145	1811 - 27 <sup>th</sup> Ave.	42	17	*
CA-1988-146	Peralta Apts	13	13	*
CA-1988-147	2627 Inyo Ave.	1	1	*
CA-1988-152	Picardy Apartments	36	36	35
CA-1988-154	Rosetta Apartments	55	55	54
CA-1988-159	Foothill Plaza	54	54	54
CA-1988-162	Midtown Apartments	20	20	17
CA-1988-165	Glen Haven Park	5	5	*
CA-1988-166	2276 MacArthur Blvd.	9	9	9
CA-1988-167	Single Family House	1	1	1
CA-1988-168	Fresno Emerald Palms	18	18	18
CA-1988-170	657 San Felipe	1	1	*
CA-1988-171	Gatto Construction	1	1	1
CA-1988-172	Minarets	1	1	1
CA-1988-173	230 West Fir	1	1	1
CA-1988-174	3126 E. Illinois	1	1	1
CA-1988-175	4746 E. Hamilton	1	1	0
CA-1988-176	2525 South Tenth	1	1	1
CA-1988-177	4828 E. Hedges	6	6	6
CA-1988-178	Clinton Avenue Apts.	10	10	*

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

<b>Number</b>	<b>Development Name</b>	<b>Total Units</b>	<b>Required # of Tax Credit Units</b>	<b># of Tax Credit Units Occupied</b>
CA-1988-181	Laguna Terrace	4	4	*
CA-1988-182	925 North Palm	3	3	3
CA-1988-183	Eden	1	1	*
CA-1988-184	Tricon I	9	9	9
CA-1988-189	Wilshire Place Apartments	60	60	59
CA-1988-193	Camillia Apartments	40	40	38
CA-1988-194	1723 W. 9th Street, LP	63	63	
CA-1988-196	Bancroft Apts.	12	12	12
CA-1988-198	Duplex	2	2	2
CA-1988-199	Washington Villa	12	12	12
CA-1988-200	1604 32nd Street	2	2	2
CA-1988-203	Sojourner Truth Gardens	14	14	14
CA-1988-205	Mayfair Apts.	47	47	43
CA-1988-206	Villa Mirage Apts.	320	320	314
CA-1988-207	Orchard Park Apts.	144	144	135
CA-1988-208	Somerset Apts.	156	156	154
CA-1988-209	Hastings Park	242	242	226
CA-1988-210	Dunbar Hotel	73	73	*
CA-1988-212	Thousand Palms Phase II	1	1	*
CA-1988-213	73-050 Callita Bonnie	1	1	*
CA-1988-214	73-075 Callita Bell	1	1	*
CA-1988-216	30-130 Los Flores	1	1	*
CA-1988-218	LA Pro I Apts.	124	124	119
CA-1988-219	Heniger Village	58	15	*
CA-1988-220	Orange Village Apartments	36	36	36
CA-1988-222	Somerset Park Apartments	128	26	*
CA-1989-000	MacArthur Park Towers	183	183	*
CA-1989-001	King's View Manor/King's Estates	222	222	*
CA-1989-004	Hotel de Riviera	30	30	28
CA-1989-005	Casa Guadalupe	22	22	22
CA-1989-006	Pershing Hotel	65	65	33
CA-1989-008	Sanford Hotel	130	130	124
CA-1989-009	The Fountains	124	117	124
CA-1989-010	Genesis Hotel	33	33	27
CA-1989-015	Guadalupe Apts.	23	23	32
CA-1989-016	Bear River Apts.	24	24	22
CA-1989-017	Weaver Creek Senior Center Apts.	38	38	36
CA-1989-018	Grass Valley Senior Center Apts.	34	34	33
CA-1989-019	Villa Parke Homes	9	9	9
CA-1989-020	New Palace Hotel	80	80	78
CA-1989-021	Gridley Springs	32	32	31
CA-1989-022	Grove Park Housing	104	104	100
CA-1989-023	Madrone Village	23	23	23
CA-1989-024	Country Way Apts.	41	41	37
CA-1989-025	Point Arena Village Apts.	26	26	23
CA-1989-026	Heber II Village Apts.	24	24	24
CA-1989-027	Calexico Village Apts.	36	36	35
CA-1989-028	Canyon Croft	4	4	*
CA-1989-029	Murray Apartments	50	50	47
CA-1989-031	DeRose Gardens	76	76	75
CA-1989-032	Redwood Creek Apts.	48	48	47
CA-1989-033	Ridgecrest Village Apts. II	12	12	10
CA-1989-035	Woodlake Manor	44	44	*

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

<b>Number</b>	<b>Development Name</b>	<b>Total Units</b>	<b>Required # of Tax Credit Units</b>	<b># of Tax Credit Units Occupied</b>
CA-1989-036	Blythe Duplex #1	2	2	*
CA-1989-037	Blythe Duplex #2	2	2	0
CA-1989-038	Blythe Duplex #3	2	2	1
CA-1989-039	Clearlake Village	35	35	32
CA-1989-040	Country Club Apts.	108	108	107
CA-1989-041	Porterville Hotel	70	70	49
CA-1989-043	Duane Heights	14	14	4
CA-1989-044	Alta Vista Apts.	42	42	40
CA-1989-045	Maria Alicia	20	20	20
CA-1989-046	Siskiyou Valley Apts.	36	36	34
CA-1989-047	Grant Square	14	14	14
CA-1989-048	Niland Apts.	38	38	35
CA-1989-049	Mecca Apts.	54	54	52
CA-1989-050	Battle Creek Senior Apts.	40	40	39
CA-1989-051	Hudson Park II Apts	42	42	34
CA-1989-052	Pine Ridge Apts.	25	25	24
CA-1989-053	Harper Avenue Partners	17	17	16
CA-1989-054	Rosenburg Building	82	82	81
CA-1989-055	East Garden Apartments	51	51	50
CA-1989-056	Woodlake Garden Apts.	48	48	43
CA-1989-057	California Park Apts.	45	45	44
CA-1989-059	Oak Terrace II Apts	37	37	36
CA-1989-060	Bixel House	77	77	74
CA-1989-064	Centennial Place	144	144	144
CA-1989-065	Mercy Family Plaza	36	36	36
CA-1989-067	Redondo Apartments II	32	32	32
CA-1989-068	Blythe Duplexes	4	4	*
CA-1989-069	Los Alamos Senior Apartments	14	14	14
CA-1989-071	Mariposa Terrace II	36	36	35
CA-1989-073	Louise Apts	24	24	19
CA-1989-074	Marengo Street Apts.	24	24	18
CA-1989-075	Terrace Gardens Seniors Apts.	150	150	0
CA-1989-077	Mission Capp Apartments	48	48	48
CA-1989-078	2020-30 Cloverfield Boulevard	32	32	24
CA-1989-079	Rotary Haciendas Senior Housing	81	81	82
CA-1989-080	California Hotel	150	133	141
CA-1989-081	Fresno Emerald Palms	24	24	22
CA-1989-082	Fresno Emerald Palms	33	33	32
CA-1989-083	Autumn Village	40	40	39
CA-1989-087	Dent Avenue Commons	23	23	23
CA-1989-088	Ridgeview Commons	200	200	197
CA-1989-089	Mariposa Terrace Apts.	32	32	31
CA-1989-090	Haven Park Partners IV	12	12	*
CA-1989-091	Haven Park Partners III	15	15	*
CA-1989-092	Cloverdale Garden Apts.	34	34	33
CA-1989-093	Vista de Oro	22	22	22
CA-1989-094	San Jacinto Village Apts.	38	38	37
CA-1989-105	Otero Apartments	7	7	7
CA-1989-108	Ward Villas	120	120	*
CA-1989-109	Gilbert Lindsay Manor	137	137	*
CA-1989-111	Magnolia Villas South	65	65	65
CA-1989-116	Durkee Lofts	17	17	18
CA-1989-118	Baywood Apts.	82	82	82

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

Number	Development Name	Total Units	Required # of Tax Credit Units	# of Tax Credit Units Occupied
CA-1989-119	The Woodlands	23	23	23
CA-1989-125	Slim Jenkins Court	32	13	13
CA-1989-126	San Antonio Terrace	23	11	11
CA-1989-127	Rio Dell Terrace Apts.	24	24	23
CA-1989-128	Tipton Terrace Apts. (90-115)	34	34	31
CA-1989-129	Chowchilla Terrace Apts.	37	37	36
CA-1989-131	Fitch Mountain Terrace II	20	20	19
CA-1989-133	Westminster Park Plaza Apartments	130	130	126
CA-1989-137	Metro Hotel	136	136	129
CA-1989-138	Metro Hotel II	57	57	54
CA-1989-140	Prentice Apartments	45	45	44
CA-1989-141	Gardner Senior Apts.	17	17	16
CA-1989-146	San Pedro Firm Building	42	42	40
CA-1989-147	Neary Lagoon Cooperative	95	95	94
CA-1989-153	Coleridge Park Homes	49	49	35
CA-1989-154	Strathern Park	185	185	168
CA-1989-155	Lorne Park	72	72	72
CA-1989-157	Frank G. Mar Community Housing	119	119	116
CA-1989-158	Moura Senior Housing	38	38	38
CA-1989-159	Vintage Apts	100	100	100
CA-1989-160	Terracina Apartments	120	120	110
CA-1989-162	Divine Inspiration Apts.	28	28	28
CA-1989-163	William Byron Rumford Plaza	43	19	18
CA-1989-167	Ellis Hotel	56	56	523
CA-1989-169	Westport Village	25	25	25
CA-1989-170	Larkspur Creekside	28	28	28
CA-1989-171	Casa Adobe	55	55	*
CA-1989-174	Maidu Village	80	80	80
CA-1989-177	Knights Landing Harbor Apartments	26	24	23
CA-1989-183	Ukiah Terrace	32	32	*
CA-1989-185	Haven Park Partners II	15	15	*
CA-1989-199	Hacienda Villa	120	120	0
CA-1989-200	Hillside Villa Apts.	124	124	*
CA-1989-212	Tehachapi Senior Manor II	44	44	43
CA-1989-223	Pacific Meadows	200	146	151
CA-1989-224	Van Dyck Estates	16	16	*
CA-1989-228	Cambridge Hotel	60	60	58
CA-1989-230	Glenwood Hotel	36	36	20
CA-1989-236	J.E. Wall Victoria Manor	112	112	112
CA-1989-237	Maywood Apts.	40	40	39
CA-1989-243	Grand Plaza	302	302	*
CA-1989-245	Whispering Pines Apts.	16	16	*
CA-1989-248	Leo Mayer Sr.	44	44	44
CA-1989-250	Bartlett Hill Manor	65	65	65
CA-1989-257	Ward Hotel	72	72	68
CA-1989-258	Annex Hotel (Angelus Inn)	31	31	29
CA-1989-259	Regal Hotel	70	70	68
CA-1989-276	Thousand Palms Phase II	1	1	1
CA-1989-279	Tres Palmas Village (90-001)	55	55	54
CA-1989-287	Grass Valley Apts.	8	8	8
CA-1989-304	Midland Manor Apts.	40	40	34

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

<b>Number</b>	<b>Development Name</b>	<b>Total Units</b>	<b>Required # of Tax Credit Units</b>	<b># of Tax Credit Units Occupied</b>
CA-1989-328	Thousand Palms Phase III Lot 33	1	1	1
CA-1989-329	Thousand Palms Phase 3 Lot 60	1	1	*
CA-1989-330	Shangi La Palms 61	1	1	1
CA-1989-331	Thousand Palms Phase 3 Lot 98	1	1	*
CA-1989-333	Thousand Palms Phase 3 # 197	1	1	*
CA-1989-334	Thousand Palms III	1	1	*
CA-1989-335	Thousand Palms Phase 3 Lot 242	1	1	1
CA-1989-340	Delta Vista Manor	39	39	38
CA-1989-341	Rimrock Village	138	30	22
CA-1989-343	Creekside Villa	144	30	*
CA-1989-345	Tudor Grove	144	144	137
CA-1989-349	Poinsettia Apartments	136	28	28
CA-1990-002	Newport Village Apartments	40	40	39
CA-1990-011	Villa Los Robles	8	8	8
CA-1990-012	Casa Loma Apartments	110	110	108
CA-1990-014	San Pedro Gardens	20	17	19
CA-1990-018	Yucaipa Terrace	51	51	51
CA-1990-019	Coronado Place	40	40	40
CA-1990-020	Meridian Apartments	236	236	226
CA-1990-030	The Willows	20	20	19
CA-1990-031	The Redwoods	23	23	23
CA-1990-032	Wheeler Manor	109	109	109
CA-1990-034	Dunning Apartments	26	24	*
CA-1990-035	Casa Esperanza	10	10	10
CA-1990-036	The Las Americas Hotel	60	60	55
CA-1990-037	Simone Hotel	123	123	106
CA-1990-038	Roberta Stevens Villas	40	40	40
CA-1990-039	Harper Community Apartments	22	22	21
CA-1990-043	Crescent Hotel	55	55	53
CA-1990-045	St. Mark's Hotel	91	91	87
CA-1990-046	Osage Apartments	21	21	21
CA-1990-049	The Hart Hotel	39	39	38
CA-1990-050	Olympia Hotel	48	48	43
CA-1990-054	Watson Terrace Apartments	12	12	11
CA-1990-057	Cocoran Garden Apartments	38	38	33
CA-1990-058	Valley Ridge Senior Apartments	38	38	36
CA-1990-059	Crescent City Senior Apartments	38	38	36
CA-1990-060	Nevada City Senior Apartments	60	60	59
CA-1990-061	Vintage West Apartments	55	55	54
CA-1990-062	San Jacinto Senior Apartments	46	46	44
CA-1990-066	Hendley Circle Apartments	27	27	27
CA-1990-068	Greenwood-17th Street	7	5	5
CA-1990-076	Foxcreek	36	34	34
CA-1990-078	Villa San Ramon	120	24	24
CA-1990-079	Greenwood/Berkeley	7	5	7
CA-1990-081	Heather Glen	62	62	61
CA-1990-086	Caulfield Lane Apartments	22	22	22
CA-1990-094	Fourth Street Apartments	44	44	44
CA-1990-096	Greenwood/15th Street	9	8	8
CA-1990-097	Garcia Apartments	7	6	6
CA-1990-099	Green Valley Apartments	28	28	28
CA-1990-101	Embarcadero Triangle	177	167	167
CA-1990-102	Las Casas III Apartments	52	52	52

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

Number	Development Name	Total Units	Required # of	# of Tax Credit
			Tax Credit	Units
			Units	Occupied
CA-1990-103	Rohlf's Manor	213	213	*
CA-1990-104	Woodhaven Senior Residences	104	102	*
CA-1990-107	Santana Apartments	30	30	29
CA-1990-108	James Lee Court	26	26	*
CA-1990-109	Lake Isabella Senior Apartments	46	46	45
CA-1990-110	Earlimart Senior Apartments	35	35	34
CA-1990-111	San Joaquin Senior Apartments	20	20	19
CA-1990-112	San Joaquin Apartments	38	38	34
CA-1990-113	Westwood Senior Apartments	24	24	20
CA-1990-116	Prospect Villa II Apartments	42	42	41
CA-1990-123	Palmer House	21	21	*
CA-1990-127	Sunflower Norton Apartments	10	10	10
CA-1990-128	Central Avenue Villa	20	20	14
CA-1990-132	Drasnin Manor	26	26	26
CA-1990-136	Kenneth Henry Court	51	51	51
CA-1990-137	Yucca Warren Vista Apartments	50	50	50
CA-1990-138	Blackberry Oaks Apartments	42	42	41
CA-1990-140	Almond Garden Family	30	30	28
CA-1990-142	Rhyolite Apartments	70	70	64
CA-1990-143	Bayless Garden Apartments	46	46	41
CA-1990-144	Oakwood II Apartments	54	54	40
CA-1990-147	Eucalyptus Garden Apartments	80	38	78
CA-1990-148	Phoenix House	156	156	153
CA-1990-149	Harmony Gate	70	70	70
CA-1990-150	Susanne B. Wilson Residence	63	63	59
CA-1990-151	Centertown Apartments	60	60	60
CA-1990-153	Connecticut Street Court	10	10	*
CA-1990-154	Steamboat Point Apartments	108	108	108
CA-1990-156	Padre Palou Apartments	18	18	*
CA-1990-157	Villa Santa Clara	30	30	30
CA-1990-159	Hunt's Grove Apartments	56	56	*
CA-1990-160	The Carquinez	35	35	29
CA-1990-170	Shadowridge Apartments	332	94	*
CA-1990-171	Sierra Meadows	220	44	44
CA-1990-172	Sierra Ridge	180	36	*
CA-1990-173	Portola Meadows	176	36	*
CA-1990-174	Palm Springs View Apartments	120	119	119
CA-1990-175	Mira Vista Village	304	58	61
CA-1990-176	Century Place Apartments	306	62	62
CA-1990-177	Rosewood Park/Willow Glen	36	36	35
CA-1990-178	Tudor Grove	144	144	137
CA-1991-004	Shaheen/Shehab	10	10	8
CA-1991-005	Villa La Posada	42	42	42
CA-1991-006	Shangri La Palms, Phase IV	17	17	*
CA-1991-009	Terracina Apartments Desert Hot Springs	96	96	92
CA-1991-010	Terracina Apartments at San Jacinto	56	56	50
CA-1991-011	Richmond City Center Apartments	63	63	62
CA-1991-014	Stoney Creek Apartments	69	69	70
CA-1991-015	Washington Creek Apartments	32	32	32
CA-1991-020	El Centro	44	44	44
CA-1991-022	The Sanborn Hotel	46	46	42

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

Number	Development Name	Total Units	Required # of	# of Tax Credit
			Tax Credit	Units
			Units	Occupied
CA-1991-024	Leonide Apartments	66	66	63
CA-1991-025	Lorin Station Plaza	14	14	14
CA-1991-026	East of Eaton	76	76	74
CA-1991-027	Coyote Run Apartments	140	140	140
CA-1991-028	Del Carlo Court	25	25	25
CA-1991-029	Turk Street Apartments	175	122	*
CA-1991-031	111 Jones Street Apartments	108	108	107
CA-1991-032	La Gema Del Barrio	6	6	6
CA-1991-038	Eleventh Avenue Apartments	22	13	22
CA-1991-046	Tierra Del Vista Apartments	54	54	53
CA-1991-049	Villa Del Rey Apartments	36	36	31
CA-1991-051	Village Park	50	50	*
CA-1991-058	Montgomery Oaks	21	21	21
CA-1991-059	Sultana Acres	36	36	36
CA-1991-060	Casa Gloria	46	46	46
CA-1991-061	Henderson Homes	11	11	*
CA-1991-063	Robinson Villa	12	12	*
CA-1991-064	Greenview Village Apartments	48	48	*
CA-1991-077	Glen Eden	36	36	36
CA-1991-078	Rancho Park	54	54	53
CA-1991-081	Santa Familia	79	79	79
CA-1991-082	Willow Court Phase I	6	6	6
CA-1991-083	The Farm	39	39	39
CA-1991-084	Open Doors	64	64	64
CA-1991-085	Sharmon Palms	24	24	24
CA-1991-088	Tower Apartments	50	50	46
CA-1991-090	Stonebridge	80	80	*
CA-1991-102	Daybreak Grove/Sunrise Place	21	21	20
CA-1991-103	Arlington Rodeo Apartments	29	29	*
CA-1991-104	Korean Youth Center Apts	19	19	*
CA-1991-107	Virginia Village	12	12	12
CA-1991-108	La Playa	8	8	8
CA-1991-109	Santa Fe Townhomes	31	31	27
CA-1991-128	Sage Wood Manor	65	65	65
CA-1991-133	Park Village Apartments	28	28	28
CA-1991-134	Raitt Street Apartments	6	6	6
CA-1991-137	San Felipe Homes	20	20	*
CA-1991-139	Terracina Apartments at Elk Grove	124	124	118
CA-1991-150	Jamestown Terrace	56	56	*
CA-1991-169	Dinuba Manor	24	24	24
CA-1991-171	San Pablo Suites	43	43	36
CA-1991-173	Norwood Estates	44	44	42
CA-1991-175	Pinewood Manor Apartments	26	26	24
CA-1991-177	Gridley Springs II	24	24	24
CA-1991-180	Bakersfield Arms	88	88	87
CA-1991-185	Willowbrook Apartments	80	16	16
CA-1991-186	Cottonwood Grove	150	30	30
CA-1991-187	Sequoia Knolls	52	20	20
CA-1991-189	Meadow Glen	42	9	*
CA-1991-191	Childs Avenue Apartments	27	27	27
CA-1991-192	Oakdale Senior Center	80	80	80
CA-1991-194	Academy Village	248	50	50
CA-1991-195	Paloma Summit Apartments	200	40	40

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

<b>Number</b>	<b>Development Name</b>	<b>Total Units</b>	<b>Required # of Tax Credit Units</b>	<b># of Tax Credit Units Occupied</b>
CA-1992-001	Crescent Arms	186	184	232
CA-1992-002	Calexico Senior Apts.	38	38	37
CA-1992-003	Mendota Village Apts.	44	44	42
CA-1992-004	Tuolumne City Senior Apts.	30	30	29
CA-1992-005	Rohit Villas	16	7	16
CA-1992-006	Cottage Gardens Apts.	17	17	*
CA-1992-007	Monte Vista Apts.	9	9	10
CA-1992-008	Sunshine Financial Group	5	5	5
CA-1992-010	Kristine Apartments	60	60	
CA-1992-012	Tegeler Hotel	53	53	53
CA-1992-013	Twin Pines Apts.	39	39	38
CA-1992-017	Cypress Cove	52	52	52
CA-1992-018	Laurel/Norton Inter-Generational Community Apartments	41	41	40
CA-1992-019	Produce Hotel	95	95	93
CA-1992-020	Weldon Hotel	58	58	52
CA-1992-021	Senator Hotel	99	99	95
CA-1992-022	Villa Esperanza	33	33	33
CA-1992-023	Marion Hotel	44	44	42
CA-1992-024	Second Street Center	44	44	43
CA-1992-025	Parke Los Robles	12	12	12
CA-1992-026	Hope West Apartments	17	17	17
CA-1992-027	The Carlton Apartments	24	24	24
CA-1992-028	Crescent Court	32	32	32
CA-1992-033	Grosman Apartments	13	13	12
CA-1992-034	Gray's Meadow	52	52	51
CA-1992-035	Forest Winds	48	48	47
CA-1992-037	Young Apartments	66	65	65
CA-1992-039	Navy Blue Apartments	14	14	14
CA-1992-040	Ross Gardens Apartments	140	140	134
CA-1992-043	FAME Manor	56	56	56
CA-1992-044	FAME Gardens	81	81	81
CA-1992-048	Sherwood Manor Apartments	34	34	34
CA-1992-050	Jacob's Square	45	45	42
CA-1992-052	Courtland Hotel	97	97	93
CA-1992-054	Regency 50	50	50	49
CA-1992-056	Norbo Hotel	57	57	56
CA-1992-057	San Pablo Hotel	144	144	144
CA-1992-058	Hacienda Townhomes	51	51	51
CA-1992-059	La Brea/Franklin Apartments	40	40	39
CA-1992-060	Nevada Woods	78	78	*
CA-1992-061	Nevada Meadows	36	36	*
CA-1992-064	Glen Berry	49	49	49
CA-1992-070	St. Francis Terrace	48	48	48
CA-1992-071	Hillview Glen Apartments	138	138	130
CA-1992-072	Marina Apts	64	64	*
CA-1992-073	Mercedes Apts	47	47	*
CA-1992-075	Minna Street Apartments	24	24	*
CA-1992-077	Walnut-Pixley	22	22	22
CA-1992-079	Silver Birch Apts.	34	34	34
CA-1992-089	Coachella Community Homes	98	95	94
CA-1992-090	Tlaquepaque	75	75	74
CA-1992-092	Central Avenue Village Square	45	45	45

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

<b>Number</b>	<b>Development Name</b>	<b>Total Units</b>	<b>Required # of Tax Credit Units</b>	<b># of Tax Credit Units Occupied</b>
CA-1992-093	One Wilkins Place	18	18	18
CA-1992-097	Colden Oaks	38	38	38
CA-1992-099	Terracina Oaks at Auburn	56	56	53
CA-1992-100	The Terraces at Capitol Park	60	60	60
CA-1992-101	Le Grand Apartments	35	35	34
CA-1992-103	Canon Kip Community House	104	104	100
CA-1992-107	Witmer City Lights	16	16	16
CA-1992-108	Village Grove Apts.	47	47	47
CA-1992-111	Fell Street Apartments	82	82	78
CA-1992-112	La Pradera	48	48	*
CA-1992-113	Almaden Lake Apartments	144	144	133
CA-1992-119	Wheatland Meadows	92	92	*
CA-1992-127	Beverly City Lights	40	40	38
CA-1992-128	Sequoia View Apts.	42	42	40
CA-1992-132	Mercado Apartments	142	142	142
CA-1992-135	Tuscany Villas	36	36	*
CA-1992-139	Hismen Hin-Nu Terrace	92	92	88
CA-1992-140	Larkin Pine Senior Housing	63	63	62
CA-1992-141	1028 Howard Street Apartments	30	30	29
CA-1992-147	Parker Hotel	32	32	28
CA-1992-149	Norwood Avenue Family Hsg.	28	28	27
CA-1992-150	Curry Senior Apts.	48	48	*
CA-1992-151	Tierra Linda Apartments	18	18	18
CA-1992-152	Pajaro Court	10	10	10
CA-1992-153	Heritage Park Apartments	328	328	317
CA-1992-155	Laureola Oaks	16	16	16
CA-1992-156	Hatfield Homes	48	48	46
CA-1992-157	El Centro Family Housing	8	8	8
CA-1992-161	Vintage Oaks Senior Apartments	241	241	240
CA-1992-163	The Knox SRO	140	140	134
CA-1992-166	Marcus Garvey Commons	22	22	21
CA-1992-169	Esperanza Garden Apts.	10	10	10
CA-1992-172	Rosamel Apartments	9	9	*
CA-1992-175	Chico Commons	72	72	72
CA-1992-176	Step Up On Second Street	36	36	34
CA-1992-178	Parkview Apartments	198	198	148
CA-1992-180	Vallejo Street Senior Apts.	45	45	44
CA-1992-183	Santa Paulan Senior Apts.	150	140	149
CA-1992-186	Las Brisas	30	30	*
CA-1992-188	Windmere	50	50	46
CA-1992-190	Austin Manor Apartments	22	22	21
CA-1992-191	Plaza Hotel	27	27	24
CA-1992-192	Main Street Manor/Almond View	70	70	70
CA-1992-193	Shady Lane Apartments	34	34	32
CA-1992-194	The Shasta Hotel	80	80	72
CA-1992-195	Riverhouse Hotel	75	75	75
CA-1992-198	Plaza del Sol	57	57	59
CA-1992-205	The Meadows Apartments	134	134	134
CA-1992-207	Sherwood Manor	38	38	37
CA-1992-901	Altadena Vistas Apartments	22	22	22
CA-1992-904	Del Norte Place	135	27	27
CA-1992-905	The Altamont Apartments	230	106	105
CA-1992-906	Villa Anaheim	135	135	135

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

<b>Number</b>	<b>Development Name</b>	<b>Total Units</b>	<b>Required # of Tax Credit Units</b>	<b># of Tax Credit Units Occupied</b>
CA-1992-908	Paloma del Mar	130	130	128
CA-1992-909	San Paulo Apartments	382	153	150
CA-1992-910	Holly Street Village	374	75	74
CA-1992-912	Madera Villa Apts	136	28	*
CA-1993-001	Winters Senior Center Apts	38	38	37
CA-1993-003	California Apts	42	42	41
CA-1993-004	The Oaks Apartments	36	36	36
CA-1993-005	Squaw Valley Apts	33	33	33
CA-1993-008	Baker Park	98	98	98
CA-1993-009	Woodpark Apartments	128	128	128
CA-1993-013	Elaine Null Court	14	14	14
CA-1993-016	Rustic Gardens	18	18	18
CA-1993-019	Soledad Senior Apts	40	40	39
CA-1993-020	Boulder Creek Apts	156	156	146
CA-1993-024	Summit Ridge Apts	304	304	294
CA-1993-026	Somerville I & II	41	41	*
CA-1993-027	La Villa Mariposa	115	115	113
CA-1993-028	La Posada	61	61	42
CA-1993-030	Fumbah Manor	18	18	*
CA-1993-031	Klimpel Manor	59	59	*
CA-1993-032	Klein School Site Senior Housing	107	107	107
CA-1993-033	The Carroll Inn	121	121	121
CA-1993-034	W. Capitol Courtyard (94-802)	50	50	48
CA-1993-035	Temple/Edgeware Apts	124	124	106
CA-1993-036	Hillview Village	50	50	49
CA-1993-037	Solinas Village Apartments	52	52	51
CA-1993-038	Villa Solimar	32	32	32
CA-1993-040	Pinole Grove Senior Housing	70	70	70
CA-1993-043	Orchard Village Apartments	188	188	*
CA-1993-045	Palm Garden Apartments	89	89	90
CA-1993-046	Nueva Vista Apts	31	31	31
CA-1993-047	St. Andrews Bungalow Court	16	16	16
CA-1993-048	Werner Illing House	21	21	21
CA-1993-049	Fairview Village	8	8	8
CA-1993-050	The Boyd Hotel	61	61	59
CA-1993-051	Mary Andrews Clark Residence	152	152	152
CA-1993-053	Colina Vista Apts	35	35	35
CA-1993-054	Morrone Gardens	102	102	101
CA-1993-056	Las Serenas Senior Apartments	108	108	108
CA-1993-057	Terracina Apts at Vineyard	64	64	60
CA-1993-058	Umoja	30	30	29
CA-1993-059	Casa Carondelet	18	18	17
CA-1993-060	Canaan Gardens	7	7	*
CA-1993-061	Indio Desert Palms	142	142	139
CA-1993-063	Sunset Creek	76	76	76
CA-1993-066	Weedpatch Country Apts	35	35	33
CA-1993-068	Plaza Vermont	79	79	79
CA-1993-071	Brynview Terrace	8	8	8
CA-1993-074	Sunrise Terrace	52	52	49
CA-1993-075	Parlier Garden Apts.	41	41	40
CA-1993-076	Tahoe Pines Apts.	28	28	27
CA-1993-077	Colonial Village Roseville	56	56	54
CA-1993-079	Almond Garden Elderly Apts	34	34	32

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

<b>Number</b>	<b>Development Name</b>	<b>Total Units</b>	<b>Required # of Tax Credit Units</b>	<b># of Tax Credit Units Occupied</b>
CA-1993-081	Colonial Village Auburn	56	56	56
CA-1993-082	Southcove Apts	54	54	52
CA-1993-083	Nueva Sierra Vista Apartments	35	35	*
CA-1993-084	Evergreen Village	52	52	50
CA-1993-089	Sonoma Creekside Homes	43	43	43
CA-1993-090	Riverfield Homes	18	18	18
CA-1993-092	Casa Serena Sr. Apts.	48	48	43
CA-1993-093	Park Stanton Seniors Apts	335	335	335
CA-1993-094	Manilla Terrace	30	27	*
CA-1993-095	Campina Court Apartments	60	60	*
CA-1993-096	Cameron Park Village	80	80	75
CA-1993-100	Casa Rita	103	103	102
CA-1993-101	The Claridge Hotel	202	202	*
CA-1993-104	Delta Plaza Apts.	29	29	29
CA-1993-105	Crossroad Gardens	70	69	70
CA-1993-106	Taylor Terrace	168	168	159
CA-1993-107	Rio Vista Village	86	86	*
CA-1993-108	Baldwin Apartments	40	40	40
CA-1993-109	Cypress Meadows	104	104	103
CA-1993-110	Rugby Plaza	183	183	175
CA-1993-113	Avenida Espana Gardens	83	83	83
CA-1993-117	Crescent Village	134	134	112
CA-1993-118	Plaza Maria	53	52	52
CA-1993-119	Mission Terrace Apartments	76	76	76
CA-1993-120	Bracher Gardens	72	72	71
CA-1993-123	Washington Villa Apartments	21	21	*
CA-1993-124	Villa del Pueblo	81	81	81
CA-1993-125	Pinmore Gardens	51	51	51
CA-1993-126	Vineland Place	18	18	0
CA-1993-127	Florence Avenue Villa	20	20	20
CA-1993-128	815 Ashland	45	45	44
CA-1993-129	Las Palomas Hotel	65	65	59
CA-1993-130	Avalon Courtyard	91	91	91
CA-1993-131	La Mirada Senior Apartments	100	100	95
CA-1993-132	Valley Village Apartments	188	188	185
CA-1993-137	New Hope Senior Village	56	56	*
CA-1993-138	Sea Ranch Apartments	31	31	29
CA-1993-139	Filipino Community Building of Stockton	69	68	65
CA-1993-140	Milton Commons	40	40	*
CA-1993-142	C. L. Dellums Apts	72	72	70
CA-1993-143	Paradise Arms	43	43	*
CA-1993-144	P & P Home for the Elderly	106	106	106
CA-1993-145	Martha Bryant Manor	77	77	77
CA-1993-147	Chestnut Place	50	50	50
CA-1993-148	Fillmore Marketplace	120	120	117
CA-1993-149	Alejandro Rivera Senior	52	52	52
CA-1993-150	Sunshine Financial Group II	14	14	14
CA-1993-154	Luisa Apartments	56	56	*
CA-1993-156	La Fenetre Apartments	50	50	49
CA-1993-157	Miranda Villa	109	109	108
CA-1993-159	Catalonia Townhomes	50	50	50
CA-1993-160	Arroyo Vista Apartments	155	155	155

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

Number	Development Name	Total Units	Required # of	# of Tax Credit
			Tax Credit	Units
			Units	Occupied
CA-1993-162	Marina Manor	39	39	39
CA-1993-165	Lakewood Terrace Apts	76	76	69
CA-1993-166	Claremont Villas Senior	154	154	146
CA-1993-167	The Inn At Woodbridge	116	116	116
CA-1993-168	Market Heights Apartments	46	46	46
CA-1993-169	Harp Plaza	20	20	*
CA-1993-170	Casa Berendo	20	20	*
CA-1993-172	Downtown Apartments	34	34	*
CA-1993-174	Casa del Rio Senior Housing	82	82	79
CA-1993-176	Annadale Housing Project	222	222	*
CA-1993-177	Beechwood Terrace	25	25	25
CA-1993-178	Sea Gate Village	44	44	44
CA-1993-179	Cambridge Place	24	24	24
CA-1993-181	Lavell Village	49	49	47
CA-1993-901	Marina Pointe Apartments	583	117	121
CA-1993-902	Regency Court	115	115	115
CA-1994-002	Truckee Pines Apartments	104	104	104
CA-1994-005	Oceanside Gardens Apartments	21	21	21
CA-1994-006	Villa San Miguel	50	50	50
CA-1994-007	Huron Garden Apartments	38	38	36
CA-1994-010	Grey Goose Townhomes	9	9	9
CA-1994-018	Holly Courts	40	40	39
CA-1994-020	Gabreila Apartments	29	29	29
CA-1994-023	Salandini Villa	148	148	145
CA-1994-025	Rincon de los Esteros	246	246	244
CA-1994-026	Coit Apartments	106	106	106
CA-1994-030	Round Walk Village	129	129	123
CA-1994-031	The Gardens	20	20	19
CA-1994-032	Park Place Apartments	49	49	49
CA-1994-035	Golden Oak Manor	50	50	50
CA-1994-036	Hollywood El Centro Apartments	88	88	87
CA-1994-037	Villa Del Norte	88	88	*
CA-1994-040	Villa Loma Apartments	344	344	332
CA-1994-041	Doreatha Mitchell Apartments	30	30	29
CA-1994-042	Edward Hotel	46	46	42
CA-1994-044	Rancheria Village Apartments	14	14	14
CA-1994-047	Courtyard Apartments	108	108	108
CA-1994-048	Casa Heiwa	100	100	98
CA-1994-051	Irvine Inn	192	192	192
CA-1994-052	El Patio Community Housing	73	73	*
CA-1994-053	Campbell Commons	56	56	56
CA-1994-054	Cawelti Court	28	28	28
CA-1994-056	Casa Velasco Apartments	150	150	150
CA-1994-058	Maplewood	100	100	99
CA-1994-059	Pineview	110	110	110
CA-1994-060	Huntington Hacienda Apartments	117	117	111
CA-1994-064	Mountain View	60	60	60
CA-1994-065	Mark Twain Senior Community Center	106	106	79
CA-1994-066	Walker Commons	56	56	56
CA-1994-067	Foothill Vista Apartments	112	112	106
CA-1994-068	Los Angeles City Lights	32	32	29
CA-1994-071	East Fullerton Villas	27	27	*

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

Number	Development Name	Total Units	Required # of Tax Credit Units	# of Tax Credit Units Occupied
CA-1994-072	Corona Ranch	74	74	74
CA-1994-073	Eden Palms Apartments	150	150	145
CA-1994-078	Paul Mirabile Center	175	175	*
CA-1994-079	Pensione K	130	130	129
CA-1994-080	Church Lane	22	22	22
CA-1994-081	Casa de Los Robles	6	6	6
CA-1994-082	555 Ellis Street Family Apartments	38	38	33
CA-1994-083	Vista Grande	24	24	24
CA-1994-090	Rose Valley Apartments	36	36	35
CA-1994-091	Middletown Garden Apartments	36	35	35
CA-1994-092	Murphys Senior Apartments	24	24	23
CA-1994-093	Lake Isabella Senior II Apartments	40	39	39
CA-1994-095	Prospect Villa III Apartments	30	29	29
CA-1994-096	Montague Apartments	28	28	27
CA-1994-100	Merrill Road Apartments	15	15	15
CA-1994-103	Terracina Apartments at Cathedral City	80	80	75
CA-1994-106	Alamar Apartments	24	24	24
CA-1994-108	Mayacamas Village Apts	51	51	51
CA-1994-113	Mecca Apartments II	60	60	59
CA-1994-117	Laurel Creek Apartments	24	24	*
CA-1994-121	Terraces Apartments	190	190	190
CA-1994-122	Firebaugh Garden Apartments	40	40	40
CA-1994-123	Chowchilla Garden Apartments	54	54	53
CA-1994-125	Alamar Apartments II	80	80	78
CA-1994-127	Corning Garden Apartments	38	37	36
CA-1994-128	Mariposa Apartments	34	34	32
CA-1994-129	Morgan Court	6	6	*
CA-1994-130	El Patio Community Housing Phase II	40	40	*
CA-1994-131	Midtown Gardens	205	141	141
CA-1994-134	Tyler Park Townhomes III	28	28	28
CA-1994-135	Tyler Park Townhomes	30	30	30
CA-1994-138	Gabilan Hills Townhomes	100	100	100
CA-1994-139	La Casa Grande	1	1	1
CA-1994-140	Tyler Park Townhomes II	30	30	30
CA-1994-141	The Harrison	81	81	77
CA-1994-143	Tabor Courts	25	25	23
CA-1994-144	Gramercy Court	16	16	*
CA-1994-146	Huff Avenue Family Housing	72	72	71
CA-1994-147	Villa Florentina	13	13	*
CA-1994-148	Avenida Terrace Apartments	8	8	8
CA-1994-149	Casa Velasquez	13	13	13
CA-1994-152	Hazeltine Apartments	37	37	*
CA-1994-153	Wyandotte Apartments	87	87	*
CA-1994-157	Poco Way Family Housing	129	129	128
CA-1994-159	205 Jones Street Apartments	51	51	49
CA-1994-160	Columbia Park	50	50	49
CA-1994-161	1101 Howard Street	34	34	34
CA-1994-162	White Oak-Lassen Apartments	80	80	77
CA-1994-165	Auburn Heights	160	160	*
CA-1994-167	The Altamont Hotel	88	88	76
CA-1994-170	Mt. Whitney Plaza	33	28	29

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

<b>Number</b>	<b>Development Name</b>	<b>Total Units</b>	<b>Required # of Tax Credit Units</b>	<b># of Tax Credit Units Occupied</b>
CA-1994-176	Valle de Las Brisas	81	81	80
CA-1994-180	Cedar Road Apts	40	40	39
CA-1994-181	La Hacienda Apartments	36	35	35
CA-1994-186	Seasons at la Quinta	91	91	91
CA-1994-190	Danbury Park	140	139	137
CA-1994-192	Creekview Apartments	36	36	35
CA-1994-196	Athens Glen Apartments	51	51	*
CA-1994-197	Morehouse Apartments	41	41	*
CA-1994-198	Alejandro Rivera Senior Citizens Apts II	82	82	82
CA-1994-203	Adams-Congress Apartments	46	46	46
CA-1994-205	Park Meadows	140	140	140
CA-1994-207	Knox Glen Apartments	55	55	53
CA-1994-208	Valencia House	46	46	40
CA-1994-209	Ironbark Apartments	20	20	*
CA-1994-210	The Oaks at Joiner Ranch	88	88	78
CA-1994-216	Cambridge Court	140	132	130
CA-1994-220	Tarmigan Terrace	112	112	*
CA-1994-901	Shasta Villa Apartments	20	20	18
CA-1994-902	Willowbrook Apartments II	96	22	20
CA-1994-903	Lucas Studios Project	218	218	218
CA-1994-905	The Rose Gardens	132	132	132
CA-1994-906	Victoria Woods-San Bernardino	178	178	175
CA-1994-908	Palisades Apts	114	23	*
CA-1995-002	LA Townhomes	10	10	7
CA-1995-006	1500 Orange Place	32	32	31
CA-1995-008	Serrano Apartments	42	42	41
CA-1995-009	20234 Roscoe Blvd.	25	25	24
CA-1995-011	Budlong Avenue Apartments	12	12	12
CA-1995-012	Hotel Woodland	76	76	74
CA-1995-014	Roosevelt Townhomes	22	22	22
CA-1995-020	San Vicente Townhomes	50	50	49
CA-1995-024	Harden Ranch Apartments	100	100	100
CA-1995-031	Jasmine Heights	128	128	*
CA-1995-033	Klamath Gardens	17	17	16
CA-1995-037	Jardines del Valle	18	18	18
CA-1995-038	Mezes Court	82	82	81
CA-1995-039	Hyde Park Place Apartments	30	30	28
CA-1995-040	Gateway Village	48	48	*
CA-1995-041	School House Station	47	47	47
CA-1995-043	Villa Metropolitano	53	53	53
CA-1995-044	Almond Court	36	36	33
CA-1995-045	Alabama Court	42	42	0
CA-1995-047	Good Samaritan Apartments	20	20	20
CA-1995-049	Gower Street Apartments	55	55	54
CA-1995-051	Juan Pifarre Plaza	30	30	30
CA-1995-054	Gloria Way Community Housing	38	38	38
CA-1995-055	Main Street Affordable	36	36	36
CA-1995-056	Pickering Place	43	43	43
CA-1995-057	Euclid Villa	15	15	12
CA-1995-059	Oxnard Villa	40	40	40
CA-1995-060	Parthenia Court	25	25	25
CA-1995-061	Reseda Village	42	42	42

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

Number	Development Name	Total Units	Required # of Tax Credit Units	# of Tax Credit Units Occupied
CA-1995-064	Heritage Park	81	81	80
CA-1995-066	Marsh Creek Apartments	126	126	124
CA-1995-069	Hayes Valley Phase I & II	195	195	195
CA-1995-070	Noble Pines Apartments	67	67	65
CA-1995-071	Ashwood Court Apartments	72	72	71
CA-1995-072	Washington Court	30	30	29
CA-1995-073	Sycamore Street Commons	60	60	59
CA-1995-074	Lyric Hotel	58	58	55
CA-1995-075	Plaza-Ramona Apartments	63	63	60
CA-1995-076	Washington Courtyard	90	90	90
CA-1995-077	Parkside Apartments	79	79	*
CA-1995-078	Ohlone Court Apartments	135	135	127
CA-1995-079	Santa Alicia	88	88	84
CA-1995-081	Strobridge Court Apartments	96	96	96
CA-1995-082	Figueroa Senior Housing	66	66	66
CA-1995-083	Normandie Senior Housing	75	75	75
CA-1995-086	Yerba Buena Commons	246	246	257
CA-1995-091	Rumrill Place	32	32	31
CA-1995-093	Hamilton Apartments	92	92	*
CA-1995-095	Summerhill Apartments	128	128	128
CA-1995-097	479 Natoma Street	30	30	30
CA-1995-098	2300 Van Ness Ave. Apartments	22	22	
CA-1995-099	Kennedy Court	32	32	32
CA-1995-101	Sky Parkway Estates	80	80	70
CA-1995-102	Greenway Village	54	54	44
CA-1995-103	Westgate Townhomes	40	40	40
CA-1995-104	Mountain View Townhomes	37	37	35
CA-1995-105	Land Park Woods	75	75	75
CA-1995-106	Midtown Family Homes	90	90	90
CA-1995-108	Hobson Way Family Housing/ Casa San Juan	64	64	64
CA-1995-109	Cecilia Place	16	16	16
CA-1995-111	Bristlecone Apartments	32	32	29
CA-1995-114	Rose Hotel	76	76	*
CA-1995-116	Gilroy Park Apartments	74	74	72
CA-1995-117	Brentwood Park Apartments	80	80	78
CA-1995-119	Placer Village Apartments	76	75	72
CA-1995-123	Canoas Terrace	112	112	*
CA-1995-128	Palos Verde Apartments	32	32	29
CA-1995-131	Terracina Apartments at Laguna Creek	136	136	130
CA-1995-132	Villa Siena Apartments	126	126	123
CA-1995-133	Villa Cortina Apartments	116	116	115
CA-1995-135	Terracina at Morgan Hill	76	76	68
CA-1995-141	Quinn Cottages	60	60	60
CA-1995-142	Charleston Place Apartments	82	82	81
CA-1995-143	University Park Apartments	20	20	20
CA-1995-145	Casa Seville	53	53	*
CA-1995-146	Alderwood	80	80	80
CA-1995-157	Villa Robles Apartments	100	100	98
CA-1995-738	Normont Terrace (1996-145)	200	200	*
CA-1995-901	Vista Valle Townhomes	48	48	47
CA-1995-903	Plaza del Sol Sr. Apts	80	80	80

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

<b>Number</b>	<b>Development Name</b>	<b>Total Units</b>	<b>Required # of Tax Credit Units</b>	<b># of Tax Credit Units Occupied</b>
CA-1995-904	Ramona Sr. Complex	44	44	*
CA-1995-907	Warwick Square Apartments	500	500	489
CA-1995-908	Amanda Park	396	208	208
CA-1995-910	Coral Wood Court Apartments	106	106	104
CA-1995-912	The Knolls Apartments	260	260	*
CA-1995-913	San Juan Capistrano Senior Apartments	112	112	112
CA-1995-914	Lakewood Senior Apartments	85	85	85
CA-1995-915	Harmony Court	187	187	184
CA-1995-916	Metro Center Senior Homes	60	60	60
CA-1995-917	Century Village	100	79	100
CA-1996-001	Monterra Village	33	33	33
CA-1996-002	5th and Wilshire Apartments	32	32	32
CA-1996-004	Oak Ridge Apartments	80	80	74
CA-1996-005	San Pedro New Hope Courtyard Apartments	10	10	10
CA-1996-009	Decro Nordhoff	38	38	*
CA-1996-013	The Knolls	62	62	62
CA-1996-016	Willowbrook	10	10	10
CA-1996-018	Elizabeth Court	26	26	*
CA-1996-020	Los Pinos Court	23	23	23
CA-1996-026	Nevada Commons	32	32	*
CA-1996-029	Cambria Apartments	40	39	*
CA-1996-030	Oak Forest Apartments	20	20	20
CA-1996-032	Taft Senior Apartments	60	60	60
CA-1996-037	Apollo Hotel	80	80	72
CA-1996-040	Brentwood Garden Apartments	80	80	79
CA-1996-041	Gilroy Garden Apartments	74	74	74
CA-1996-044	Bodega Hills Apartments	24	24	23
CA-1996-046	Sheraton Town House	142	141	142
CA-1996-047	Figueroa Oaks	31	31	32
CA-1996-048	Pico Gramercy Family Hsg	49	49	*
CA-1996-050	Tremont Street Apartments	21	21	21
CA-1996-051	Shattuck Senior Homes	26	26	26
CA-1996-052	Wilcox Apartments	23	23	23
CA-1996-055	Tolton Court	10	10	10
CA-1996-058	Hemet Vistas Apartments	72	72	72
CA-1996-060	Cottonwood Place	109	109	107
CA-1996-061	Stocker St./54th St./Victoria Manor Apts	44	44	42
CA-1996-062	South of Romneya	179	179	168
CA-1996-063	Madison Place	56	56	54
CA-1996-064	Alma Place	106	106	106
CA-1996-065	Palmer House	67	67	64
CA-1996-067	Astoria Place Townhomes	18	18	18
CA-1996-068	39 West Apartments	34	34	33
CA-1996-070	Sunshine Terrace	50	50	50
CA-1996-072	Tres Palmas	19	19	19
CA-1996-074	Schoolhouse Lane Apartments	24	24	24
CA-1996-075	Pacific Terrace	28	28	27
CA-1996-076	Canyon Shadows	120	120	114
CA-1996-077	Harmony Gardens	14	14	0
CA-1996-078	Vanowen Gardens	15	15	0

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

<b>Number</b>	<b>Development Name</b>	<b>Total Units</b>	<b>Required # of Tax Credit Units</b>	<b># of Tax Credit Units Occupied</b>
CA-1996-079	Coy D Estes Senior Housing	130	111	111
CA-1996-080	Angelina Apartments	81	81	79
CA-1996-082	Plaza Court	103	103	103
CA-1996-083	235 South Berendo Apartments	24	24	23
CA-1996-084	El Segundo Townhomes	25	25	24
CA-1996-088	Hazel Hotel	13	13	*
CA-1996-092	Regency Apartments	77	77	75
CA-1996-096	Rotary Valley Senior Village	80	80	78
CA-1996-099	Golden Villa Apartments	32	32	31
CA-1996-103	Vallejo Street Senior Apartments	40	40	40
CA-1996-107	Lincoln Hotel	41	41	41
CA-1996-114	Glenview Apartments	90	90	88
CA-1996-116	Morgan Hill Ranch	80	80	80
CA-1996-117	Palm Court	66	66	65
CA-1996-118	Midtown Senior Homes	138	138	140
CA-1996-119	Walnut Village Apartments	46	46	46
CA-1996-120	Garnet Lane Apartments	17	17	18
CA-1996-121	Oak Hills Apartments	80	80	80
CA-1996-122	Halifax Apartments	46	46	46
CA-1996-126	Country Manor	42	42	40
CA-1996-131	Coastside Apartments	80	79	80
CA-1996-133	Harmony Creek Apartments	83	83	79
CA-1996-137	Harmony Park Apartments	58	58	58
CA-1996-138	Harmony Court	95	95	96
CA-1996-141	Empress Apartments	14	14	*
CA-1996-142	Vintage Pointe Senior Apartments	136	136	136
CA-1996-144	Western Heights	40	40	40
CA-1996-145	Normont Terrace Phase I	200	200	*
CA-1996-148	Vintage Glen Senior Apartments	124	124	123
CA-1996-156	Cochran City Lights	25	25	24
CA-1996-160	Garland City Lights	72	72	72
CA-1996-161	Westlake City Lights	32	32	32
CA-1996-171	Lodi Hotel	75	75	72
CA-1996-175	Palm Village	30	30	28
CA-1996-180	Casanova Gardens	27	27	27
CA-1996-181	Sunshine Financial Group II - Dakota	4	4	4
CA-1996-184	Blessed Rock of El Monte	137	137	137
CA-1996-190	California Hotel	39	39	34
CA-1996-192	Normandie Village	16	16	16
CA-1996-198	Paseo de los Poetas	21	21	21
CA-1996-199	Rossmore Hotel	60	60	57
CA-1996-203	Palm View Apartments	40	40	39
CA-1996-206	Casa Hernandez Apartments	80	79	77
CA-1996-211	Positano Apartments	117	117	117
CA-1996-217	De Anza Hotel	94	94	94
CA-1996-237	Grant Village Townhomes	40	40	38
CA-1996-239	Turtle Inn	118	100	*
CA-1996-245	Linda Vista Residences	48	48	47
CA-1996-246	The Surf	56	56	51
CA-1996-247	Cordova Meadows Apartments	184	184	181
CA-1996-248	St. Mathew Hotel	57	57	56
CA-1996-251	West "A" Homes	43	43	*

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

<b>Number</b>	<b>Development Name</b>	<b>Total Units</b>	<b>Required # of Tax Credit Units</b>	<b># of Tax Credit Units Occupied</b>
CA-1996-261	Emerald Hill (99-144)	46	46	*
CA-1996-262	Stoll House Apartments	11	11	11
CA-1996-264	Olive Wood Apartments	68	68	63
CA-1996-267	Auburn Square Apartments	78	78	77
CA-1996-269	Quail Place Apartments	58	58	45
CA-1996-905	Brandon Place Sr. Apts	197	197	191
CA-1996-906	Sienna Square	637	128	*
CA-1996-907	Seasons at Ontario Gateway Plaza	80	78	78
CA-1996-908	Piedmont Apartments	250	250	250
CA-1996-909	Media Village Senior Housing Project	147	146	144
CA-1996-911	The Edgewood Apartments	168	68	70
CA-1996-912	Bridgecourt	220	89	91
CA-1996-914	Park Vista Apartments	60	60	60
CA-1996-915	Kittridge Park Villa	39	39	39
CA-1996-916	Coventry Park	169	34	34
CA-1996-917	Bermuda Gardens	80	80	79
CA-1996-918	Hampton Square Apartments	350	212	210
CA-1996-919	Kalmia Courtyards	28	28	*
CA-1996-920	Stonegate Apartments	118	118	114
CA-1996-921	Villa Savannah Apartments	138	138	138
CA-1996-925	The Winery Apartments	248	248	*
CA-1996-926	City Gardens Apartments	274	274	274
CA-1997-008	Pensione Bird	110	109	104
CA-1997-011	Village Oak Apartments	115	115	109
CA-1997-013	Casa Del Sol	80	80	77
CA-1997-017	Hotel Grand Southern	71	71	72
CA-1997-027	Westside Village	80	80	78
CA-1997-034	Fedora Apartments	23	23	22
CA-1997-039	Casa Nettleton Apartments	28	28	27
CA-1997-040	Oroysom Village	60	59	60
CA-1997-045	Hacienda Sr Villas	151	151	151
CA-1997-047	Columbia Village	80	80	74
CA-1997-048	Figueroa Court Apartments	40	40	38
CA-1997-050	The Cecil Williams Glide Community House	52	52	52
CA-1997-058	Casas San Miquel de Allende	37	37	137
CA-1997-059	Sycamore Park Apartments	59	58	58
CA-1997-064	Vista Nueva	30	29	27
CA-1997-073	Sequoia Street Apartments	11	11	11
CA-1997-078	Auberry Park*	110	109	108
CA-1997-082	Diamond Terrace Apartments	61	61	60
CA-1997-086	Windsor Park Apartments	79	79	73
CA-1997-090	Pittsburg Park Apartments	75	75	74
CA-1997-092	Fairfield Park Apartments	59	59	58
CA-1997-108	Emerald Gardens	16	15	16
CA-1997-109	Rampart Apartments	68	68	66
CA-1997-121	Park View Terrace	91	91	89
CA-1997-126	Season at Simi Valley	69	68	68
CA-1997-134	Vintage Park Sr Apartments	120	120	115
CA-1997-145	Valley Vista Apartments	60	60	59
CA-1997-154	Orozco Villas	32	32	14
CA-1997-158	Paz Villas	13	13	32

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

<b>Number</b>	<b>Development Name</b>	<b>Total Units</b>	<b>Required # of Tax Credit Units</b>	<b># of Tax Credit Units Occupied</b>
CA-1997-168	Courtland City Lights	92	91	*
CA-1997-176	River Garden Estates	124	124	121
CA-1997-186	The Salvation Army Westwood Transitional Village	40	40	41
CA-1997-194	Juniper Street Apartments	14	14	14
CA-1997-213	Imperial Gardens	49	49	49
CA-1997-221	Vista Verde Apartments	40	39	39
CA-1997-231	Vineyard Gardens	94	94	*
CA-1997-237	West 28th Street Apartments	16	15	15
CA-1997-240	Grandview City Lights	32	31	31
CA-1997-246	Vintage Creek Sr. Apartments	105	105	103
CA-1997-507	Northpoint Village Apartments	70	69	66
CA-1997-513	Gatewood Commons	120	118	*
CA-1997-514	Clara Court	35	35	*
CA-1997-520	Tara Hills Garden Apts	60	60	*
CA-1997-524	Montclair Apartments	79	79	75
CA-1997-538	Gwen Bolden Manor	24	23	24
CA-1997-545	Madera Family Apartments	81	74	74
CA-1997-547	Forest View Senior Apartments	60	59	60
CA-1997-551	Santa Fe Apartments	88	88	88
CA-1997-555	Oak Grove Apartments	81	80	81
CA-1997-565	Vintage Terrace Sr. Apartments	200	200	200
CA-1997-567	Mariposa Townhomes	80	79	78
CA-1997-588	Bryson Family Apartments	81	80	79
CA-1997-593	Villa Hermosa Sr	99	99	98
CA-1997-603	Cottonwood Park Apartments	77	77	77
CA-1997-604	Shingle Terrace Apartments	71	71	71
CA-1997-613	Trolley Terrace	18	18	18
CA-1997-901	Westberry Square Apartments	99	99	91
CA-1997-907	4573 Willis Apartments	23	5	5
CA-1997-908	14955 Dickens Apartments	18	4	4
CA-1997-909	4701 Natick Apartments	121	25	24
CA-1997-912	4334-4346 Matilija Apartments	54	11	10
CA-1997-913	The Promenade-I	68	52	52
CA-1997-914	The Promenade-II	78	14	16
CA-1997-915	Pacific Point Apartments	213	213	209
CA-1997-916	Ashwood Village Apartments	119	119	119
CA-1997-919	Cochrane Village Apartments	16	16	16
CA-1997-920	Villa Pacifica	158	158	156
CA-1997-921	Renwick Square	148	148	145
CA-1997-922	Oak Creek II Apartments	119	119	105
CA-1997-923	Montevista Apartments	306	153	147
CA-1997-924	Malabar Apartments	125	125	120
CA-1997-925	Village Place Apartments	46	46	*
CA-1997-928	Plaza Mendoza Apartments	131	131	122
CA-1997-929	Cordova Village	39	39	38
CA-1997-930	Park Villas Apartments	268	268	262
CA-1997-931	The Village at East Hills	258	258	233
CA-1997-932	Heritage Park Apartments	195	195	195
CA-1997-933	Parc Ridge Apartments	158	64	65
CA-1997-934	Lark Ellen Village	121	121	121
CA-1997-938	Regency Court Sr.	119	119	118
CA-1997-939	Schoolhouse Court	13	13	13

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

Number	Development Name	Total Units	Required # of Tax Credit Units	# of Tax Credit Units Occupied
CA-1997-940	Pecan Court	25	24	25
CA-1997-941	Sierra Meadows Apartments	99	99	99
CA-1997-942	Parkside Glen Apartments	180	180	174
CA-1997-943	Sun Garden Plaza	147	147	150
CA-1997-944	Continental Gardens Apartments	298	298	297
CA-1997-947	The Village at Lakeside	136	135	127
CA-1997-949	Pinewood Apartments	55	55	53
CA-1997-952	Shorebreeze Apartments	119	119	120
CA-1997-953	Sonoma Court Apartments	61	56	56
CA-1997-954	Mariposa Apartments	65	65	65
CA-1997-955	Heritage Park Sr. Apartments	118	118	114
CA-1997-956	Northstar Apartments	36	36	32
CA-1997-957	Woodsong Village Apartments	111	111	109
CA-1997-958	Palm West Village	58	58	56
CA-1997-959	Renaissance Park	125	125	124
CA-1997-960	Pebble Cove Apartments	109	109	109
CA-1997-963	Panas Place Apartments	66	66	63
CA-1997-964	The New Yorker Apartments	34	8	7
CA-1997-965	Storke Ranch Family Apartments	36	36	36
CA-1997-966	Balboa Place Apartments	151	31	31
CA-1997-967	Vista Del Monte Apartments	24	6	6
CA-1997-968	4553 Willis Apartments	21	10	6
CA-1997-970	Plaza Club Apartments	208	42	42
CA-1997-971	Barnsdall Court Apartments	38	37	38
CA-1997-972	Victoria Woods Yorba Linda	124	124	124
CA-1997-974	Little Italy Family Housing	37	15	15
CA-1997-975	Sophia Ridge Apartments	112	45	45
CA-1997-976	Woodbridge Park Apartments	77	31	31
CA-1998-001	Kennedy Estates	100	98	*
CA-1998-002	Mayur Town Homes	20	20	20
CA-1998-005	Brookside Senior Apartments	48	41	48
CA-1998-006	Truckee-Donner Senior Citizen Community	60	59	56
CA-1998-007	Portola Senior Citizen Community	50	45	44
CA-1998-008	Lincoln Senior Citizens Apartments	70	69	70
CA-1998-009	Sierra Valley Senior Citizen Community	50	48	48
CA-1998-033	Idaho Apartments	28	28	25
CA-1998-042	Casa Madrid	28	28	*
CA-1998-050	Perris Park Apartments	80	79	79
CA-1998-060	Villa Hermosa	39	39	*
CA-1998-061	Park Land Senior Apartments	23	22	23
CA-1998-063	Central Gardens I	12	12	12
CA-1998-068	Las Palmas Apartments	81	80	80
CA-1998-072	Canyon Hills Senior Housing	74	72	72
CA-1998-075	Cambridge Court Apartments	61	60	61
CA-1998-090	The Don	56	56	*
CA-1998-096	Sycamore Village	30	29	29
CA-1998-102	Oak Tree Village	21	20	0
CA-1998-105	The Cottages	72	72	70
CA-1998-120	Roosevelt Street Townhomes II	22	21	22
CA-1998-130	Quan Ying Senior Apartments	20	20	20
CA-1998-174	Vintage Grove Senior Apartments	110	109	109

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

<b>Number</b>	<b>Development Name</b>	<b>Total Units</b>	<b>Required # of Tax Credit Units</b>	<b># of Tax Credit Units Occupied</b>
CA-1998-177	Belridge Street Apartments	12	11	12
CA-1998-181	East Linda Gardens	103	103	103
CA-1998-213	Vista Park Senior Homes	83	82	82
CA-1998-219	Casas del Sol	54	53	24
CA-1998-222	The Sheridan Apartments	56	56	55
CA-1998-234	Royal Heights Apartments	120	119	119
CA-1998-507	Greenridge	34	33	34
CA-1998-517	Harris Court	20	19	20
CA-1998-524	Caliente Creek	45	45	*
CA-1998-535	Orchard Villas	82	80	78
CA-1998-537	Vintage Knolls Senior Apartments	92	92	84
CA-1998-559	Casa Garcia	14	14	14
CA-1998-594	Blythe Street Apartments	31	31	31
CA-1998-802	Bridgeport Properties I	177	175	*
CA-1998-803	Bridgeport Properties II	244	242	244
CA-1998-807	Hidden Creek Apartments	130	128	*
CA-1998-812	Camden Place Apartments	35	35	30
CA-1998-820	Hookston Sr Homes	99	99	98
CA-1998-825	Almaden Lake Village	198	50	*
CA-1998-826	Sherman Oaks Gardens & Villas	76	31	29
CA-1998-901	Somerset Glen Apartments	160	160	128
CA-1998-902	16th Street Apartments	17	17	17
CA-1998-903	Park Glenn Apartments	150	150	150
CA-1998-904	Santa Paula Village Apartments	55	55	54
CA-1998-906	Lange Drive Family	74	74	74
CA-1998-907	The Village at 9th Apartments	240	239	215
CA-1998-908	The Village at Shaw Apartments	204	203	190
CA-1998-910	The Lakes at Selma	38	8	8
CA-1998-911	Sorrento Villas	148	148	147
CA-1998-913	Jeffrey Court Seniors	185	184	179
CA-1998-914	Kohler Gardens Apartments	96	96	94
CA-1998-915	Larchmont Gardens Apartments	116	116	114
CA-1998-916	Sundale Arms	130	130	132
CA-1998-917	Blossom River Apartments	143	143	141
CA-1998-918	West Capital Courtyard II	74	74	71
CA-1998-920	Cudahy Gardens	99	99	94
CA-1998-921	Bella Vista Apartments	148	148	139
CA-1998-922	Riverside Gardens	188	188	180
CA-1998-923	El Corazon Apartments	12	11	12
CA-1998-924	The Alhambra Apartments	160	68	66
CA-1998-925	East Bluff Apartments	142	108	142
CA-1998-929	Seasons at Chino	102	102	102
CA-1998-930	Sunset Manor Apartments	148	146	146
CA-1998-931	The Promenade	124	124	119
CA-1998-932	Casa La Palma Apartments	269	269	269
CA-1998-933	Del Nido Apartments	205	205	203
CA-1998-934	Rio Vista Apartments	158	158	158
CA-1998-936	Villa Serena Apartments	136	136	135
CA-1998-938	Palms Apartments	332	332	330
CA-1998-941	Fox Creek Apartments	126	126	117
CA-1998-942	Greenback Manor Apartments	156	156	152
CA-1998-943	Westchester Park	149	149	150
CA-1998-944	Sienna Vista (Shady Tree)	296	295	295

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

<b>Number</b>	<b>Development Name</b>	<b>Total Units</b>	<b>Required # of Tax Credit Units</b>	<b># of Tax Credit Units Occupied</b>
CA-1998-946	Phoenix Apartments	184	184	182
CA-1998-948	Cedarbrook	70	70	69
CA-1998-949	Orangevale Apartments	64	64	64
CA-1998-954	Windmere II	58	57	56
CA-1998-955	Eureka Senior Housing	22	22	22
CA-1998-956	Mountain View Estates	145	97	97
CA-1998-957	Latham Park	74	74	*
CA-1998-959	Carrington Pointe	0	79	78
CA-1998-960	Whispering Woods	406	402	373
CA-1998-961	Bedford Square	130	128	128
CA-1998-962	Palm Garden Apartments	223	223	224
CA-1998-963	Mountain View Manor Apartments	200	200	192
CA-1998-964	Liberty Village	100	98	98
CA-1998-966	Bouquet Canyon Senior Living	264	264	262
CA-1998-967	Parkveiw / Sunburst Apartments	62	61	60
CA-1998-969	Mission Village Apartments	76	75	75
CA-1998-970	Villa Garcia (Island Village)	80	79	79
CA-1998-973	Cedar Tree Apartments	143	143	144
CA-1998-974	Central Park Apartments	148	148	149
CA-1998-975	Woodcreek Terrace Sr.	104	104	102
CA-1998-977	Marina Vista I	88	88	79
CA-1998-978	Marina Vista II	148	147	138
CA-1998-979	Marina Heights	152	151	133
CA-1998-980	Stockton Gardens Apartments	80	79	79
CA-1998-981	Stockton Terrace Apartments	80	79	77
CA-1998-986	Maidu Village Phase II	84	83	84
CA-1998-987	College Park Apartments	54	53	46
CA-1998-989	President John Adams Manor	300	285	285
CA-1998-994	Larchmont Arms Apartments	64	64	62
CA-1998-995	Friendship Estates Apartments	76	76	76
CA-1998-996	Orangewood Court Apartments	91	91	88
CA-1998-997	Clovis Senior Apartments	101	101	99
CA-1999-009	East Canon Perdido	7	7	*
CA-1999-014	De La Vina Frail Seniors	98	97	*
CA-1999-060	Wavecrest Apartments	20	19	20
CA-1999-067	Park William Apartments	31	30	32
CA-1999-080	Vista Park Senior Homes, Phase II	83	82	82
CA-1999-094	Tolton Court	10	10	10
CA-1999-144	Emerald Hill	46	45	46
CA-1999-145	Laurel Glen Apartments	64	63	36
CA-1999-167	Tara Hills Garden Apartments	60	59	57
CA-1999-175	Live Oaks Garden	40	32	*
CA-1999-178	Kelley Drive Apartments	19	18	19
CA-1999-181	Diamond Cove Townhomes (Carrington Circle)	59	59	60
CA-1999-182	The Hazel Hotel (96-088)	13	13	13
CA-1999-194	Courtland City Lights	92	91	91
CA-1999-225	Park Place Apartments	80	79	*
CA-1999-242	Fullerton Residential Hotel	134	134	134
CA-1999-804	Village Avante Apartments	112	110	110
CA-1999-805	Don De Dios Apartments	70	68	67
CA-1999-806	Palo Alto Gardens	156	155	156
CA-1999-810	Alpine Woods Apartments	137	136	134

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

<b>Number</b>	<b>Development Name</b>	<b>Total Units</b>	<b>Required # of Tax Credit Units</b>	<b># of Tax Credit Units Occupied</b>
CA-1999-812	Del Monte Pines	365	365	346
CA-1999-813	Sycamore Woods Apartments	186	185	182
CA-1999-814	Riviera Apartments	129	128	128
CA-1999-817	Lancaster Manor Apartments	248	245	245
CA-1999-820	Van Nuys Pierce Park Apartments	430	426	426
CA-1999-825	Laurel Village Apartments	41	33	33
CA-1999-827	Woodmark Apartments	173	171	*
CA-1999-828	Terracina at Wildhorse	70	41	55
CA-1999-835	Saratoga Senior Apts	108	107	107
CA-1999-836	Sycamore Pointe Apts	136	135	133
CA-1999-838	Sutter Terrace	99	99	97
CA-1999-839	Northgate Apartments	82	81	81
CA-1999-840	Southwest Summit Rose - Rosewood	91	89	88
CA-1999-841	The Willows Apartments	47	46	45
CA-1999-845	Watercrest Apartments	206	205	205
CA-1999-846	Thornbridge Apartments (The Gardens)	286	285	285
CA-1999-849	Springdale West Apartments	410	406	403
CA-1999-886	Papago Court / Apple Valley Apartments	48	47	47
CA-1999-898	Lake Park Apartments	104	103	103
CA-1999-908	Concord-Huntington Park Apartments	162	160	44
CA-1999-916	Arbor Terrace	86	85	85
CA-1999-917	The Verandas	92	91	90
CA-1999-922	Village Green Apartments	184	181	178
CA-1999-924	Vintage Court Sr Apartments	125	125	123
CA-1999-925	Park Sierra at Iron Horse Trail	283	57	57
CA-1999-926	Los Altos Apartments	67	27	*
CA-1999-927	Swan's Market Hall Apartments	18	17	17
CA-1999-929	Springwood	393	389	308
CA-1999-932	Bayview Courtyard	29	29	29
CA-1999-933	West Oaks Apartments	52	52	52
CA-1999-938	Mercy Village	80	80	*
CA-2000-800	Maplewood Apartments	79	78	79
CA-2000-801	CCBA Senior Garden	45	44	*
CA-2000-806	Brookhollow Apartments	188	85	85
CA-2000-807	Mission Village Terrace	84	83	83
CA-2000-808	Grace Avenue Housing	84	83	83
CA-2000-809	The Villaggio II	65	64	64
CA-2000-820	Quail Run	200	199	192
CA-2000-828	Rancho Carrillo Apartments	116	76	76
CA-2000-835	Orange Grove Apartments	24	23	23
CA-2000-838	Vintage Chateau Senior Apartments	240	239	219
CA-2000-856	Tahoe Valley Townhomes	70	68	*
CA-2000-858	Main Street Plaza	110	109	109
CA-2000-863	Stone Creek Apartments	120	119	117
CA-2000-868	Stuart Drive Apts. & Rose Garden Apts.	239	239	239
CA-2000-870	Park Glenn Senior Apartments	18	17	18
CA-2000-876	Le Mirador Senior Apartments	141	140	138

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

<b>Number</b>	<b>Development Name</b>	<b>Total Units</b>	<b>Required # of Tax Credit Units</b>	<b># of Tax Credit Units Occupied</b>
CA-2000-877	Sienna Senior Apartments	140	139	138
CA-2000-884	Heritage Park at Hilltop	192	190	188
CA-2000-893	Clayton Crossing (formerly known as Driftwood Apts	296	296	269
CA-2000-902	Plum Tree Apartments	70	69	69
CA-2000-907	Park Place Apartments	142	141	141
CA-2000-912	Heritage Villas Senior Housing	143	142	142
CA-2001-800	Discovery Commons Apartments	0	80	*
CA-2001-804	Iris Gardens	120	118	*
CA-2001-805	Pavilion Apartments	132	129	*

**APPENDIX D**

**PROGRAM DESCRIPTION**

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

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

### **The Committee**

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

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

### **The Federal Program**

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

The Credit program is contained in the federal tax code and is administered by the Internal Revenue Service, which is part of the U.S. Treasury Department. Section 42 of the Internal Revenue Code specifies that, in each state, the state legislature designates the "housing credit agency" to administer the Credit program. In California, responsibility for administering the program was assigned to the California Tax Credit Allocation Committee, first by a February 1987 gubernatorial proclamation, and later by enactment of SB 113, Chapter 658, Statutes of 1987. The federal tax credit was granted permanent status with passage of the Omnibus Budget Reconciliation Act of 1993.

### **The State Program**

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

## **Annual Federal Credits Available**

For 2001, each state is allowed an annual housing credit ceiling of \$1.50 per state resident, and may qualify for a prorata share of credits available annually in a national pool comprised of states' unused credits. This amount will increase to \$1.75 per state resident beginning January 1, 2002, and thereafter will be indexed for inflation. Also, credits returned from a credit recipient can be allocated to new projects. From the total ceiling amount available to California, the Committee allocates credit based upon assessments of eligible project costs, as defined by IRC Section 42. The housing sponsor has available 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 a minimum of 15 years.

## **Annual State Credits Available**

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

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

## **Eligible Projects**

Only rental housing projects are eligible for tax credits in both the federal and state programs. Credits can be allocated to new construction projects or for the acquisition and rehabilitation of certain projects. 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 have an ownership interest in project for which the credits are awarded. Tax credits are allocated based on the cost basis of the project, including hard and soft development costs associated with building the project. Land costs cannot be included in determining the amount of credits needed.

## **Rent and Income Restrictions**

The Credit program has both rent and income restrictions. Since 1989, rents on tax credit units cannot exceed 30% of an imputed income based on 1.5 persons per bedroom (i.e., in a two-bedroom unit, the income of a three-person household is used to calculate rent, regardless of the actual family size of the household).

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

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

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

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

### **Long Term Affordability**

Under federal law, credit projects must remain affordable for at least 15 years; however, California's program generally requires maintaining affordability for 55 years. Land use agreements are recorded against each credit project to ensure compliance.

### **Determination of Credit Need**

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

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

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

The qualified basis is multiplied by the federal tax credit rate, published monthly by the IRS, to determine the maximum allowable tax credit allocation. For new construction or rehabilitation projects that are not financed with a federal subsidy, the rate is approximately 9%. For projects involving a federal subsidy (including projects financed more than 50% with tax exempt bonds), the rate is approximately 4%. Due to the fluctuating federal tax credit rate published monthly by the IRS, TCAC uses an 8.4% and 3.7% 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 take a dollar-for-dollar credit against their tax liability over a ten-year period. Partnership equity contributed to the project in exchange for the credit typically finances 30-60% of the capital costs of project construction.

The net amount of equity proceeds contributed to a project is based on investor contributions (the present value of the ten-year credit) less syndicator overhead and fees and other syndication-related costs. The Committee uses the net tax credit factor (net proceeds divided by the total 10-year tax credit allocation) to determine the 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 major differences include:

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

### **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 that are obligated to serve qualified low income tenants for the longest period of time, and, beginning in 2001, projects that are 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 traditionally exceeded the supply by approximately 4 to 1. This means, of course, that many good, worthwhile projects are unable to be awarded credit. It also means that a rather elaborate set of legal and regulatory rules for determining what projects are awarded credit has been established. State and federal law require that at least 10% of the annual credit be awarded to projects that materially involve non-profits. State law also requires that 20% of the annual credit be awarded to projects located in rural areas of the state, and that 2% of the credit be set-aside for small 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;
- (c) enforceable financing commitments of at least 50% of the total estimated financing need;
- (d) control of the site;
- (e) compliance with all applicable local land use and zoning ordinances;
- (f) development team experience and financial capacity to ensure project completion and operation for the extended use period;
- (g) financial viability throughout the compliance period of the project;
- (h) minimum construction standards;
- (i) deferred-payment financing, grants, and subsidies be "committed" at application; and
- (j) generally with the exception of tax-exempt bond projects, project size is limited to no more than 200 units for non-rural set-aside applications, and 80 units for rural set-aside applications.

In addition, targeted projects must meet additional threshold requirements applicable to the targeted populations they intend to serve. These additional threshold requirements can be found in the Regulations.

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

Generally, the Committee holds two or more application cycles each year, unless circumstances warrant a reduction in the number of cycles. The first cycle is generally held in the first few months of the year, with a second cycle following in the late spring. In 2001, there is only one competitive cycle, with an application submission deadline of June 15. It is expected that credit awards will be made in early September.

## **Application Process**

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

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

## **Stages of Tax Credit Reservation**

Federal law has stringent requirements for making allocations and placing projects in service. A slip in timing could cause credit to be lost. For this reason, the Committee has established progress requirements for all tax credit recipients.

- (1) Preliminary Reservation - Generally, when applications are submitted to TCAC, projects are not yet ready to begin construction and the applicant seeks a Preliminary Reservation. An applicant has 270 days from the date of reservation to meet all milestones for a Final Reservation and to commence construction.
- (2) Final Reservation - Project sponsors receive a Final Reservation when all conditions of the Preliminary Reservation have been met. The construction loan must be funded, permanent financing and any other financing required to complete the project must be committed, and a partnership agreement must be executed. A second feasibility analysis is completed. This reservation is in effect during the project's construction period.
- (3) Carryover Allocation - An applicant may obtain a Carryover Allocation prior to or after a Final Reservation, depending upon the time constraints imposed by federal law. 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 2<sup>nd</sup> calendar year after the year in which the Carryover Allocation is made to place the project in service.
- (4) Issuance of Tax Forms - When conditions of the Final Reservation have been met, the project is "placed in service", or ready for occupancy, the owner submits various documentation to TCAC for review. TCAC issues IRS Forms 8609 (and the state Form FTB 3521A, if applicable) after performing a final feasibility and cost reasonableness analysis to determine the requisite amount of tax credits needed. The final analysis is based on an audited cost certification prepared by the owner's accountant. One tax form will be issued for each residential building in a project.

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

## **Compliance Monitoring**

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