

WP

# CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

## 2001 Annual Report



**PHILIP ANGELIDES**  
Treasurer  
State of California

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

2001 Annual Report

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

2001

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

**Voting Committee Members:**

Philip Angelides, Chair  
State Treasurer

Gray Davis, Governor or  
Timothy Gage, Director of Finance

Kathleen Connell, State Controller

**Advisory Committee Members:**

Theresa Parker, Executive Director  
California Housing Finance Agency

Julie Bornstein, Director  
Department of Housing and Community Development

Laura Chick  
City Representative

Antonio Pizano  
County Representative

**Committee Staff:**

Jeanne L. Peterson, Executive Director

Tom Armstrong

Eugene Boyd

Barry Burks

Cathy Cooke

Carol Douglas

Karin Elliott

Rose Guerrero

Ed Johnson

Patricia Liva

Philip Osborn

Maria Raptis

Amarjit Singh

Tim Stoecklien

Suzanne Vice

Jack Waegell

Pat Whittington

Sharon Young

Wendy Zabaidi

## TABLE OF CONTENTS

EXECUTIVE SUMMARY – 2001 Program Highlights	1
I. PROGRAM OVERVIEW	3
II. RESULTS OF THE 2001 PROGRAM	4
III. KEY EVENTS DURING 2001	7
IV. PROGRAM RESULTS: 1987 THROUGH 2001	7
V. MONITORING – PROJECT PERFORMANCE AND COMPLIANCE	14

### APPENDICES

A. 2001 ALLOCATION INFORMATION	
B. 1987 – 2001 ALLOCATION SUMMARY	
C. 1987 – 2001 COMPLIANCE REPORT – OCCUPANCY DATE	
D. PROGRAM DESCRIPTION	

This is the annual report of the California Tax Credit Allocation Committee for the calendar year 2001 and, as such, represents development and compliance reporting in that and previous years. Several changes are anticipated for 2002 and beyond in the process in determining priorities and methodologies of awarding credit.

## **EXECUTIVE SUMMARY – 2001 Program Highlights**

### *Tax Credit Units in California Exceed 138,000*

In 2001, the California Tax Credit Allocation Committee (“TCAC” or “the Committee”) allocated over \$52 million in competitive federal tax credit to 67 low-income housing projects. Additionally, more than \$35 million in state credit was allocated to 23 projects. Twenty-eight family projects, fifteen senior projects, nine single room occupancy projects, five at-risk projects and ten special needs projects were allocated credit. A total of 5,119 additional affordable housing units will be built with the 2001 ceiling amount, bringing the total aggregate number of units in the competitive, 9% program in California to 77,263. When including tax-exempt bond financed units, the total aggregate number of units assisted with tax credits is 138,539.

### *Demand for Tax Credits Remains High*

Applications for competitive credit received during the year totaled 174 (as compared to 269 in 2000), with 67, or 39%, receiving a tax credit allocation. The demand over supply for tax credits in 2001 was slightly higher to that of 2000 when 33% of all applications received credit allocations. The total dollar amount requested was \$134.3 million, while the amount available to allocate was \$52 million or 39% 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 2001 geographic targets compared with the credit allocated:

**TABLE 1**  
**2001 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%	8.86%	6.71%
Contra Costa	2.20%	4.61%	3.49%
Los Angeles	39.70%	15.44%	11.69%
Orange	8.00%	7.57%	5.74%
Riverside	2.00%	4.52%	9.06%
Sacramento	4.20%	8.22%	6.23%
San Bernardino	3.90%	3.67%	2.78%
San Diego	10.30%	14.30%	10.83%
San Francisco	4.60%	13.09%	9.91%
Santa Clara	4.40%	10.74%	8.13%
San Mateo	2.00%	0.00%	0.00%
Other Counties	13.20%	8.98%	25.43%
<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 2001, the Committee reserved credit for 122 projects financed with the proceeds of tax-exempt bonds, as opposed to 109 projects reserved credit in 2000. The tax-exempt bond projects funded in 2001 resulted in more low income units and were reserved more credits than the projects funded in 2000. The 122 projects funded in 2001 were reserved \$56,681,086 in annual federal tax credit, and will produce 14,487 low-income units.

*Monitoring Activities*

In 2001, the Committee conducted monitoring activities at 447 tax credit projects as part of the IRS requirement that all tax credit developments placed in service be inspected at least once every three years. Activities included visits to the developments for file review plus physical inspections of the units and common areas. At least 20% of the files and units at each development were inspected. The files corresponded to the unit households in all instances. Of the 447 development inspected, 175, or 39%, were found to have no incidents of non-compliance. The remaining 272 developments had at least one incident of noncompliance. In most cases the non-compliance was due to over-charging rents, inadequate file documentation or not performing income recertifications. Of the 5,170 files inspected, 5,143 or 99.5% 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 2001 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.

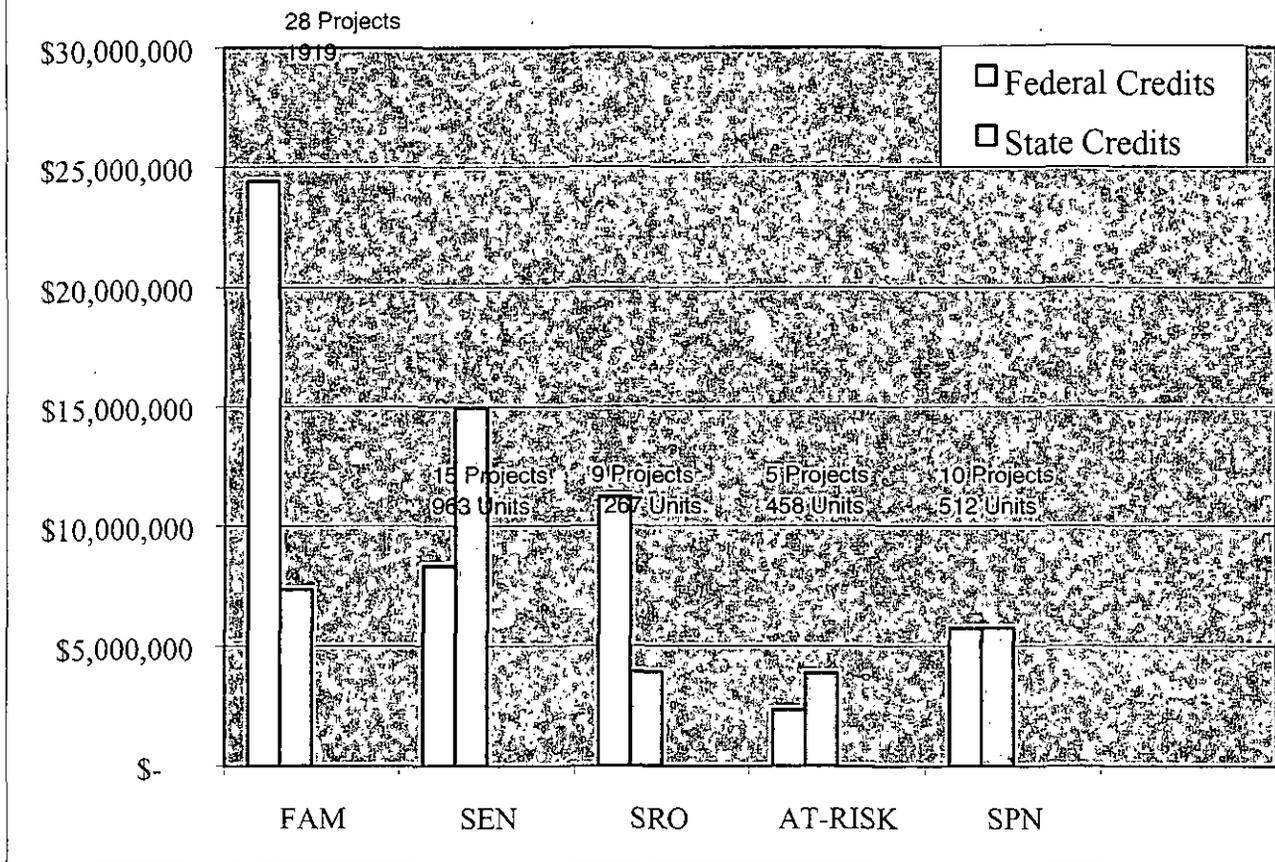
## **II. RESULTS OF THE 2001 PROGRAM**

In 2001, the per capita federal credit ceiling was \$50,807,472, or a total of \$508,074,720 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 was another sources of credit available to California in 2000.

- TCAC also had available in 2001 over \$1 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).

### Chart 1

#### 2001 Tax Credit Allocations by Project Type \*



#### Applications

In the cycle held in 2001, applicants requested approximately \$134.3 million in federal credit and \$82 million in state credit, far exceeding the approximate \$52 million available in federal credit and the \$50 million available in state credit. Of these 174 applications, a total of 67 received credit reservations.

Table A-1 in Appendix A provides a summary listing by county of all projects allocated credit in 2001. The 2001 federal tax credits assisted 67 projects in 19 counties. State tax credits assisted 32 projects in 12 counties.

Chart 1 breaks down the 2001 allocations by project type. Of the 67 projects that received an allocation, 28 are designed for large families (3-bedroom or larger units comprised at least 30% of totals project units), 15 are designed for seniors, 9 provide Single Room Occupancy units, 5 projects “at risk” of conversion to market rate, and 10 are targeted for residents with special needs. The project and unit counts do not include tax-exempt bond financed projects.

**Chart 2**  
**2001 Unit Distribution bt Construction Type**

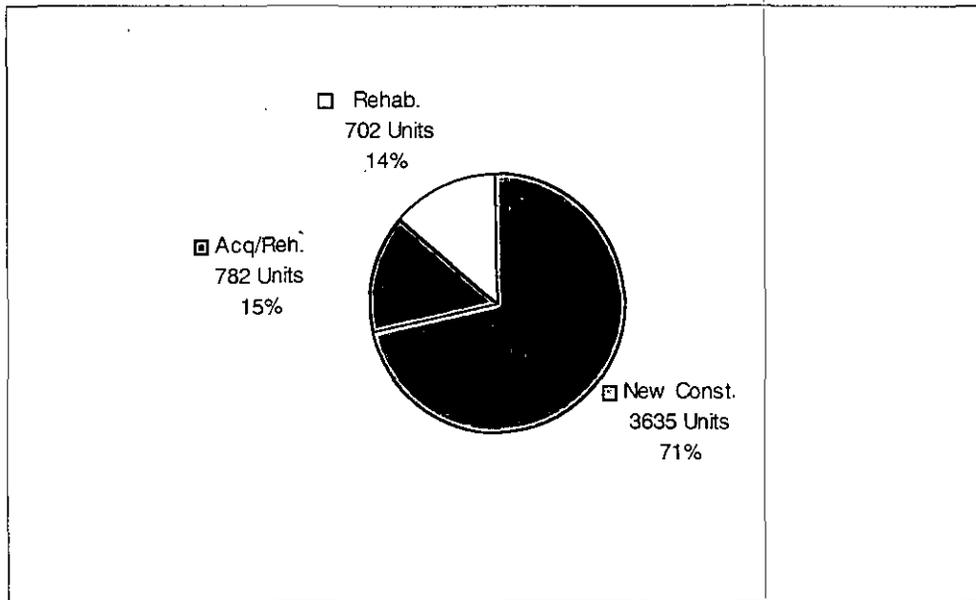


Chart 2 shows the number of 2001 units and projects by construction type, not including the tax-exempt bond financed projects. Projects awarded credit contain 5,228 total units, 5,119 of them low-income. Over 3,600 of these units will be newly constructed, and nearly 1,500 existing units will be rehabilitated.

**Table 2**  
**2001 Allocations by Set-Aside**

Set-Aside	Projects	Total Units	Federal Allocation	% of Total	State Allocation	% of Total
At-Risk	7	786	\$5,293,059	10.2%	\$3,886,680	10.8%
RHS	4	222	\$2,256,619	4.3%	\$2,913,493	8.1%
Nonprofit	2	295	\$3,775,760	7.3%	\$0	0%
Nonprofit HAA	6	295	\$2,619,365	5.0%	\$4,788,610	13.3%
Rural	9	658	\$8,163,753	15.6%	\$3,967,922	11.0%
Small Development	5	88	\$1,172,266	2.3%	\$610,046	1.7%
General Pool	34	2775	\$28,798,078	55.3%	\$19,751,959	55.1%
<b>Total</b>	<b>67</b>	<b>5119</b>	<b>\$52,078,900</b>	<b>100.00%</b>	<b>\$35,918,710</b>	<b>100.00%</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 12.3% of the federal credit and 13.3% of the state credit was allocated to qualifying nonprofit sponsors. About 20% of federal credit and 19.1% of state credit available went to rural projects. 2.3% of federal credit and 1.7% of state credits were awarded to small development projects.

**Table 3**  
**Credits per Unit: 1996-2001**

	1996	1997	1998	1999	2000	2001
Federal Credits	\$47,215,73	\$41,111,674	\$44,093,456	\$43,349,765	\$50,672,338	\$52,078,900
State Credits	\$36,006,09	\$33,913,70	\$50,234,029	\$52,308,356	\$56,040,292	\$35,918,710
Federal Credits/unit	\$7,410	\$7,385	\$7,702	\$8,728	\$8,942	\$9,962
State Credits/unit	\$20,958	\$24,504	\$18,775	\$10,531	\$25,266	\$23,099

*Federal Credits-Per-Unit Increases in 2001*

Table 3 summarizes data on credits-per-unit for projects allocated ceiling credit from 1996 through 2001.

**III. KEY EVENTS DURING 2001**

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

In 2001, the Committee reserved credit for 109 projects financed with the proceeds of tax-exempt bonds. While the Committee funded 13 more projects in 2001 than in the preceding year, these projects generated 272 less low income units than in 2000. 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 2001**

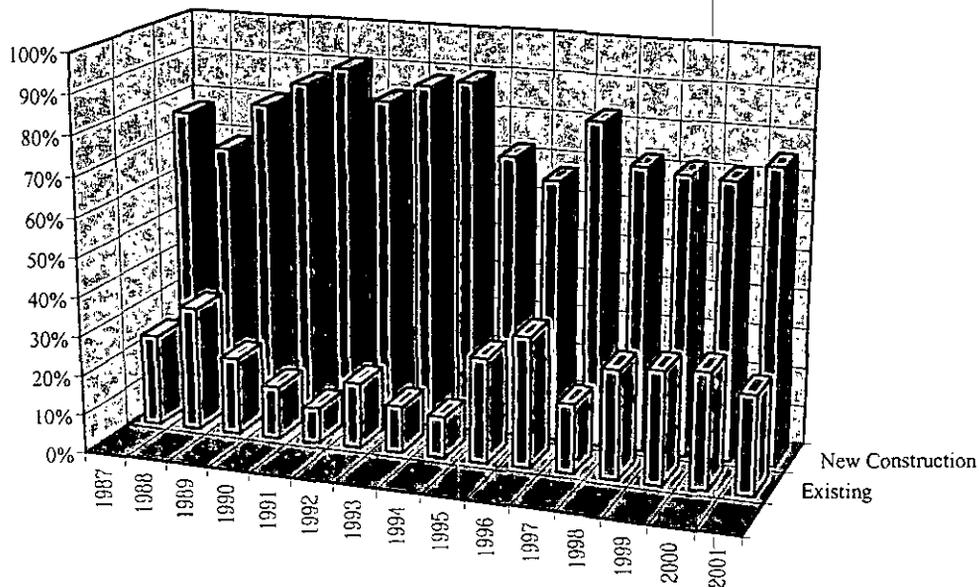
The existing portfolio of tax credit ceiling projects encompasses total annual federal allocations of \$573 million in 1,315 projects with 77,263 affordable housing units. A total of 444 of these projects used state credits totaling more than \$551 million. An additional 61,276 affordable housing units in 551 projects have received credit by financing with tax-exempt bonds, for a total of 138,539 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 2001, \$35 million in state credits were allocated with a demand of over \$82 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 2001. While the percentage of new construction projects has shown a slight increase, these projects continue to far out-pace rehabilitation projects.

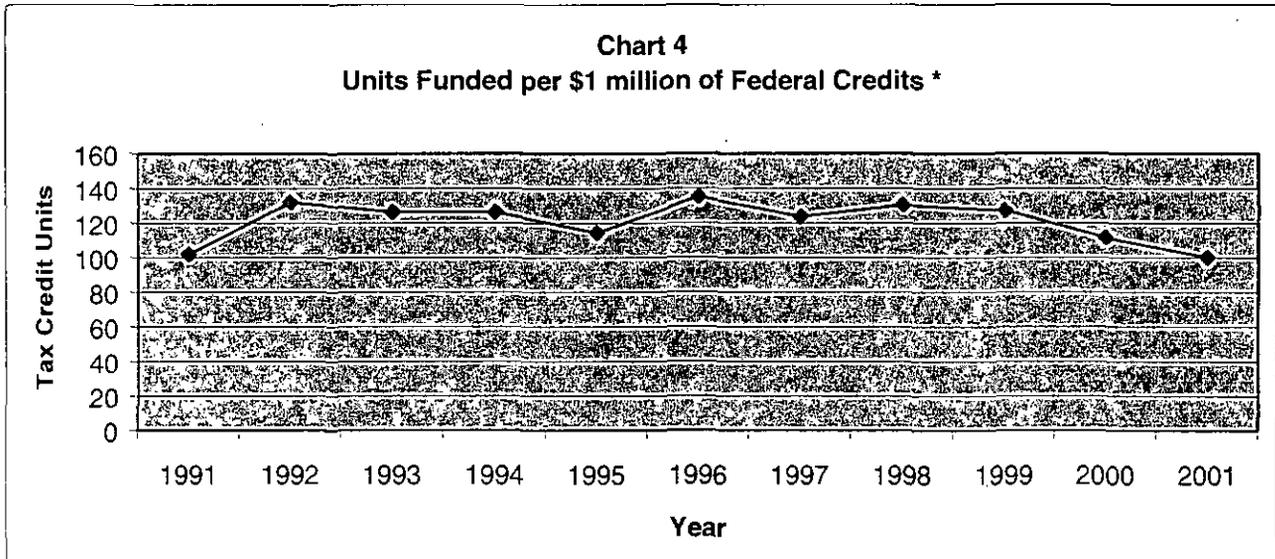


Chart 4 reflects the number of units expected to be produced per million dollars of tax credit in program years 1991 through 2001.

\* 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 68 units in 2001. 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 141 units in 2001. 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 64 units in 2001. 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 51 units in 2001. 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 2001, their average size was 92 units.

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

<b>Project Type</b>	<b>1987-1989</b>		<b>1990-2001</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%	44,189	58.68%	56.09%
SRO	1,253	8.62%	9,968	13.24%	12.49%
Senior	4,589	31.55%	14,630	19.43%	21.39%
Special Needs	89	0.61%	3,276	4.35%	3.75%
Non-Targeted	2,411	16.58%	1,052	1.40%	3.85%
At-Risk	0	0.00%	2,188	2.90%	2.43%
<b>Total</b>	<b>14,543</b>	<b>100.00%</b>	<b>75,303</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 1990-2001.

In contrast to 1987-1989 projects, projects receiving Credit since 1990 possess characteristics that meet or exceed program goals. Nearly 60% of the 1990-2001 units are in projects designated for large families, and nearly 19% are Senior units. Special needs housing production has also been increasing.

**Table 5**  
**Projects and Units Produced by Setaside**  
**1990-2001**

<u>Setaside</u>	<u>Projects</u>	<u>% of Total</u>	<u>Units</u>	<u>% of Total</u>
FmHA/RHS	65	6.40%	2,948	3.97%
Rural	181	17.81%	12,500	16.85%
Small Development	68	6.70%	888	1.19%
Nonprofit	323	31.79%	22,365	30.14%
Nonprofit HAA	24	2.36%	1,167	1.57%
General	355	34.94%	34,350	46.28%
At-Risk*	10		1,695	
<b>Total</b>	<b>1016</b>	<b>100.00%</b>	<b>74,218</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 1990-2001. 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, 2001. 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 31.0% of the federal and state tax credits. In total, Annual Federal credit of over \$195 million and total state credit of nearly \$50 million have been allocated to 458 projects in Los Angeles County, which will result in over 30,000 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: 1987-2001**

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
2001	\$52,078,900	\$52,078,900	67 5228	\$71,207,244	\$35,918,710	23 1581

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 2001, 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 2002, 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 2001. 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: Annual Owner Certification, Project Ownership Profile and Annual Owner Expense report. 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 2001 compliance monitoring activities. Table C-1 in Appendix C lists occupancy information received from project owners for all "placed-in-service" projects. Of the 5,170 units reviewed for compliance, 27 were found to have households that were not income-eligible at move-in. Other deficiencies, including rent overcharges and missing income recertifications were cited during file inspections. During 2001, 272 projects were cited with notices of "non-compliance," and 175 projects were determined to have no irregularities. In total, 69 findings were reported to the IRS from completed inspections occurring in 2001.

## 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 2001, Committee staff conducted file inspections for approximately 33% of projects in the portfolio. Of the 5,170 files inspected, low-income tenants occupied 5,143, or 99.5% of tax credit units as intended. The inspection findings for units with tenants that were not income-eligible at move-in were reported to the Internal Revenue Service, as required.

### RESULTS FROM COMPLIANCE MONITORING FILE INSPECTIONS CONDUCTED IN 2001

#### BY YEAR OF ALLOCATION

	1987-90	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	Total
<b>Projects Inspected</b>	137	27	45	43	30	24	28	28	67	12	5	1	<b>447</b>
<b>Total Units</b>	6137	979	2780	3009	1718	1098	1743	1706	5958	1121	398	160	<b>26807</b>
<b>Required Low Income Units</b>	5777	970	2668	3006	1717	1098	1231	1439	5734	895	398	80	<b>25013</b>
<b>Unit Files Inspected</b>	1211	206	564	598	355	229	258	299	1170	183	81	16	<b>5170</b>
<b>Inspected Units with Low-Income Occupants</b>	1193	206	557	598	355	229	258	298	1170	182	81	16	<b>5143</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**

## **2001 ALLOCATION INFORMATION**

**Table A-1**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**2001 9% Tax Credit Allocations by County**

<b>County</b>	<b>Projects</b>	<b>Total Units</b>	<b>Low Income Units</b>	<b>Federal Allocation</b>	<b>% of Fed Total</b>	<b>State Allocation</b>	<b>% of State Total</b>
Alameda	4	252	248	\$3,495,099	6.71%	\$540,855	1.51%
Contra Costa	3	213	209	\$1,818,396	3.49%	\$4,000,000	11.14%
Fresno	3	361	357	\$1,861,513	3.57%	\$3,381,845	9.42%
Imperial	3	240	237	\$2,849,420	5.47%	\$0	0.00%
Kern	4	214	211	\$2,426,835	4.66%	\$4,911,604	13.67%
Lake	1	80	79	\$1,140,247	2.19%	\$0	0.00%
Los Angeles	11	482	470	\$6,090,719	11.70%	\$1,934,174	5.38%
Orange	7	343	337	\$2,987,313	5.74%	\$7,274,041	20.25%
Riverside	4	397	394	\$4,717,592	9.06%	\$2,000,000	5.57%
Sacramento	4	453	410	\$3,241,791	6.22%	\$2,000,000	5.57%
San Bernardino	2	194	191	\$1,447,648	2.78%	\$4,000,000	11.14%
San Diego	6	537	530	\$5,640,310	10.83%	\$504,835	1.41%
San Francisco	4	612	607	\$5,164,168	9.92%	\$2,000,000	5.57%
San Joaquin	1	10	10	\$138,109	0.27%	\$0	0.00%
Santa Barbara	2	132	130	\$1,617,143	3.11%	\$0	0.00%
Santa Clara	4	422	417	\$4,235,030	8.13%	\$0	0.00%
Shasta	1	47	46	\$508,290	0.98%	\$0	0.00%
Solano	1	125	124	\$1,716,604	3.30%	\$0	0.00%
Tulare	2	114	112	\$982,673	1.89%	\$3,371,356	9.39%
<b>19 Counties</b>	<b>67</b>	<b>5228</b>	<b>5119</b>	<b>\$52,078,900</b>	<b>100.00%</b>	<b>\$35,918,710</b>	<b>100.00%</b>

**Table A-2**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**2001 9% Tax Credit Allocation by TCAC Project Number**  
**Low**

TCAC#	Project Name	Setaside	Const. Type	Total Units	Income Units	Federal Allocation	State Allocation	City	County
01-001	Orchard Villas II	Rural	NC	72	72	\$945,896	\$0	Coachella	Riverside
01-005	Hillside Village Apartments	General Pool	NC	71	70	\$1,053,295	\$0	Poway	San Diego
01-006	Casa Grande	Rural	NC	81	80	\$988,248	\$0	Coachella	Riverside
01-011	Goshen Village	Rural	NC	64	63	\$598,693	\$2,000,000	Goshen	Tulare
01-012	Castellar Apartments	General Pool	NC	101	100	\$1,259,305	\$0	Los Angeles	Los Angeles
01-013	Fontana Senior Apartments	General Pool	NC	108	107	\$829,981	\$2,000,000	Fontana	San Bernardino
01-014	Milagro del Valle	Rural	NC	46	46	\$551,018	\$1,967,922	McFarland	Kern
01-018	California Villas	General Pool	NC	34	33	\$280,013	\$1,111,164	Anaheim	Orange
01-019	The Dalt Hotel	General Pool	RC	177	175	\$1,456,341	\$0	San Francisco	San Francisco
01-020	The West Hotel	NPHA	RC	105	104	\$786,815	\$2,000,000	San Francisco	San Francisco
01-021	Alexander Residence	At-Risk	AR	179	178	\$1,603,610	\$0	San Francisco	San Francisco
01-026	Grant Heights park Apartments	At-risk	AR	28	27	\$141,897	\$504,835	San Diego	San Diego
01-028	Anaheim Senior Apartments	General Pool	NC	81	80	\$741,988	\$2,000,000	Anaheim	Orange
01-029	Otay Mesa Family Villas	General Pool	NC	42	41	\$587,333	\$0	San Diego	San Diego
01-033	Poplar Grove	Rural / RHS	NC	50	49	\$383,980	\$1,371,356	Poplar	Tulare
01-034	Marlton Manor	At-Risk	AR	151	150	\$1,317,402	\$0	San Francisco	San Francisco
01-036	Riverwood Place	Nonprofit	NC	148	146	\$1,411,991	\$0	Santa Clara	Santa Clara
01-037	Rivers Hotel	NPHA	RC	76	74	\$541,569	\$1,934,174	Los Angeles	Los Angeles
01-043	Drachma: 19 Unit Rehabilitation	Small Development	RC	19	19	\$239,163	\$0	Oakland	Alameda
01-047	Bowen Court	Small Development	NC	20	20	\$178,932	\$610,046	Huntington Beach	Orange
01-048	Cascade Apartments	At-Risk	RC	74	74	\$614,741	\$0	Sacramento	Sacramento
01-050	Los Adobes De Maria II	Rural / RHS	NC	52	51	\$519,125	\$0	Santa Maria	Santa Barbara
01-051	Sunrise Villa	Rural / RHS	NC	44	43	\$431,798	\$1,542,137	Wasco	Kern
01-053	River View	Rural	NC	80	79	\$1,098,018	\$0	Guadalupe	Santa Barbara
01-054	West Rivertown Apartments	General Pool	NC	57	56	\$794,793	\$0	Antioch	Contra Costa
01-055	Cornerstone Apartments	NPHA	NC	36	35	\$422,372	\$0	Los Angeles	Los Angeles
01-058	Bigby Villa Apartments	At-Risk	AR	180	179	\$788,951	\$0	Fresno	Fresno
01-061	Tully Gardens	General Pool	NC	153	152	\$1,492,955	\$0	San Jose	Santa Clara
01-062	La Primavera Apartments	NPHA	RC	36	35	\$359,204	\$0	Los Angeles	Los Angeles
01-063	Nestor Affordable Housing Dev.	General Pool	NC	106	104	\$1,248,517	\$0	San Diego	San Diego
01-065	Innes Heights Apartments	NPHA	NC	19	18	\$270,163	\$0	Los Angeles	Los Angeles
01-068	Jackson Aisle Apartments	NPHA	NC	30	29	\$239,242	\$854,436	Midway City	Orange

**Table A-2**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**2001 9% Tax Credit Allocation by TCAC Project Number**  
 Low

TCAC#	Project Name	Setaside	Const. Type	Total Units	Income Units	Federal Allocation	State Allocation	City	County
01-075	Hacienda Gardens	General Pool	NC	81	80	\$684,826	\$2,000,000	Mendota	Fresno
01-080	Westminster Senior Apartments	General Pool	NC	76	76	\$752,695	\$0	Westminster	Orange
01-084	Hotel Redding Senior Housing	General Pool	RC	47	46	\$508,290	\$0	Redding	Shasta
01-085	Stonegate Senior Apartments	General Pool	NC	20	19	\$195,550	\$698,395	Orange	Orange
01-087	North Oakland Senior Housing	General Pool	NC	65	64	\$740,728	\$0	Oakland	Alameda
01-088	Downs Senior Housing	General Pool	NC	17	16	\$151,439	\$540,855	Oakland	Alameda
01-095	Plaza de Leon Apartments	Small Development	RC	20	19	\$273,424	\$0	Los Angeles	Los Angeles
01-097	Chestnut Linden Court	Nonprofit	NC	151	149	\$2,363,769	\$0	Oakland	Alameda
01-098	Danville Senior Housing	General Pool	NC	74	73	\$584,881	\$2,000,000	Danville	Contra Costa
01-100	Market Square Manor	General Pool	NC	200	198	\$1,698,639	\$0	San Diego	San Diego
01-101	Brawley Family Apartments	Rural / RHS	NC	80	79	\$921,716	\$0	Brawley	Imperial
01-102	Harvey Mandel Villa	General Pool	NC	90	90	\$910,629	\$0	San Diego	San Diego
01-103	Hovley Gardens	General Pool	NC	163	162	\$1,780,858	\$2,000,000	Palm Desert	Riverside
01-104	Villa Lara Apartments	Rural	NC	80	79	\$934,673	\$0	Imperial	Imperial
01-105	Calexico Family Apartments	Rural	NC	80	79	\$993,031	\$0	Calexico	Imperial
01-106	Arvin Family Apartments	General Pool	NC	43	42	\$392,433	\$1,401,545	Arvin	Kern
01-107	Terracina Meadows	General Pool	NC	156	120	\$916,952	\$0	Sacramento	Sacramento
01-109	Sereno Village Apartments	General Pool	NC	125	124	\$1,716,604	\$0	Vallejo	Solano
01-120	Villas Santa Fe	Rural	NC	81	80	\$1,051,586	\$0	Delano	Kern
01-121	Dixianne Townhomes	General Pool	AR	76	70	\$898,856	\$0	Sacramento	Sacramento
01-124	Ladan Apartments	Small Development	RC	10	10	\$138,109	\$0	Stockton	San Joaquin
01-125	Ladan Apartments II	General Pool	RC	147	146	\$811,242	\$2,000,000	Sacramento	Sacramento
01-126	Cache Creel Apartments Homes	General Pool	NC	80	79	\$1,140,247	\$0	Clearlake	Lake
01-134	Sungrove Senior Apartments	General Pool	NC	82	80	\$598,893	\$2,000,000	Garden Grove	Orange
01-135	Woolverton Senior Apartments	General Pool	NC	86	84	\$617,667	\$2,000,000	Ontario	San Bernardino
01-137	Pleasant Village Apartments	At-Risk	AR	100	98	\$387,736	\$1,381,845	Fresno	Fresno
01-148	Bentley City Lights	General Pool	NC	36	35	\$504,759	\$0	Los Angeles	Los Angeles
01-150	Miramar City Lights	General Pool	NC	49	48	\$825,436	\$0	Los Angeles	Los Angeles
01-152	Burlington City Lights	General Pool	NC	40	39	\$577,510	\$0	Los Angeles	Los Angeles
01-156	Elysian City Lights	Small Development	NC	21	20	\$342,638	\$0	Los Angeles	Los Angeles
01-157	Ardmore City Lights	General Pool	NC	48	47	\$714,339	\$0	Los Angeles	Los Angeles
01-167	Gadberry Courts	General Pool	NC	55	54	\$605,257	\$0	San Jose	Santa Clara

**Table A-2**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**2001 9% Tax Credit Allocation by TCAC Project Number**  
**Low**

<b>TCAC#</b>	<b>Project Name</b>	<b>Setaside</b>	<b>Const. Type</b>	<b>Total Units</b>	<b>Income Units</b>	<b>Federal Allocation</b>	<b>State Allocation</b>	<b>City</b>	<b>County</b>
01-168	Deliverance Temple I & II	At-Risk	AR	82	80	\$438,722	\$2,000,000	Richmond	Contra Costa
01-169	Rose Gardens	General Pool	NC	66	65	\$724,827	\$0	San Jose	Santa Clara
01-170	Las Flores Family Apartments	Rural	NC	81	80	\$1,002,590	\$0	Coachella	Riverside
<b>Total of 67 Projects</b>				<b>5228</b>	<b>5119</b>	<b>\$52,078,900</b>	<b>\$35,918,710</b>		

**Table A-3**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**2001 Tax Credit Allocations by Setaside**

TCAC#	Project Name	Low	Federal	State Allocation	City	County	Target Population
		Income	Allocation				
		Units					
<b>Allocations from the At-Risk Setaside</b>							
01-021	Alexander Residence	178	\$1,603,610	\$0	San Francisco	San Francisco	At-Risk
01-026	Grant Heights park Apartments	27	\$141,897	\$504,835	San Diego	San Diego	At-Risk
01-034	Marlton Manor	150	\$1,317,402	\$0	San Francisco	San Francisco	At-Risk
01-048	Cascade Apartments	74	\$614,741	\$0	Sacramento	Sacramento	At-Risk
01-058	Bigby Villa Apartments	179	\$788,951	\$0	Fresno	Fresno	At-Risk
01-137	Pleasant Village Apartments	98	\$387,736	\$1,381,845	Fresno	Fresno	Large Family
01-168	Deliverance Temple I & II	80	\$438,722	\$2,000,000	Richmond	Contra Costa	At-Risk
	<b>Total of 7 Projects</b>	<b>786</b>	<b>\$5,293,059</b>	<b>\$3,886,680</b>			
<b>Allocations from the General Pool</b>							
01-005	Hillside Village Apartments	70	\$1,053,295	\$0	Poway	San Diego	Large Family
01-012	Castellar Apartments	100	\$1,259,305	\$0	Los Angeles	Los Angeles	Large Family
01-013	Fontana Senior Apartments	107	\$829,981	\$2,000,000	Fontana	San Bernardino	Seniors
01-018	California Villas	33	\$280,013	\$1,111,164	Anaheim	Orange	Seniors
01-019	The Dalt Hotel	175	\$1,456,341	\$0	San Francisco	San Francisco	Single Room
01-028	Anaheim Senior Apartments	80	\$741,988	\$2,000,000	Anaheim	Orange	Seniors
01-029	Otay Mesa Family Villas	41	\$587,333	\$0	San Diego	San Diego	Large Family
01-054	West Rivertown Apartments	56	\$794,793	\$0	Antioch	Contra Costa	Large Family
01-061	Tully Gardens	152	\$1,492,955	\$0	San Jose	Santa Clara	Single Room
01-063	Nestor Affordable Housing Dev.	104	\$1,248,517	\$0	San Diego	San Diego	Large Family
01-075	Hacienda Gardens	80	\$684,826	\$2,000,000	Mendota	Fresno	Large Family
01-080	Westminster Senior Apartments	76	\$752,695	\$0	Westminster	Orange	Seniors
01-084	Hotel Redding Senior Housing	46	\$508,290	\$0	Redding	Shasta	Seniors
01-085	Stonegate Senior Apartments	19	\$195,550	\$698,395	Orange	Orange	Seniors
01-087	North Oakland Senior Housing	64	\$740,728	\$0	Oakland	Alameda	Seniors
01-088	Downs Senior Housing	16	\$151,439	\$540,855	Oakland	Alameda	Seniors
01-098	Danville Senior Housing	73	\$584,881	\$2,000,000	Danville	Contra Costa	Seniors
01-100	Market Square Manor	198	\$1,698,639	\$0	San Diego	San Diego	Single Room
01-102	Harvey Mandel Villa	90	\$910,629	\$0	San Diego	San Diego	Single Room
01-103	Hovley Gardens	162	\$1,780,858	\$2,000,000	Palm Desert	Riverside	Large Family
01-106	Arvin Family Apartments	42	\$392,433	\$1,401,545	Arvin	Kern	Large Family

**Table A-3  
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE  
2001 Tax Credit Allocations by Setaside**

TCAC#	Project Name	Low	Federal Allocation	State Allocation	City	County	Target Population
		Income Units					
01-107	Terracina Meadows	120	\$916,952	\$0	Sacramento	Sacramento	Large Family
01-109	Sereno Village Apartments	124	\$1,716,604	\$0	Vallejo	Solano	Large Family
01-121	Dixieanne Townhomes	70	\$898,856	\$0	Sacramento	Sacramento	Large Family
01-125	Ladan Apartments II	146	\$811,242	\$2,000,000	Sacramento	Sacramento	Seniors
01-126	Cache Creel Apartments Homes	79	\$1,140,247	\$0	Clearlake	Lake	Large Family
01-134	Sungrove Senior Apartments	80	\$598,893	\$2,000,000	Garden Grove	Orange	Seniors
01-135	Woolverton Senior Apartments	84	\$617,667	\$2,000,000	Ontario	San Bernardino	Seniors
01-148	Bentley City Lights	35	\$504,759	\$0	Los Angeles	Los Angeles	Large Family
01-150	Miramar City Lights	48	\$825,436	\$0	Los Angeles	Los Angeles	Large Family
01-152	Burlington City Lights	39	\$577,510	\$0	Los Angeles	Los Angeles	At-Risk
01-157	Ardmore City Lights	47	\$714,339	\$0	Los Angeles	Los Angeles	Large Family
01-167	Gadberry Courts	54	\$605,257	\$0	San Jose	Santa Clara	Seniors
01-169	Rose Gardens	65	\$724,827	\$0	San Jose	Santa Clara	Seniors
	<b>Total of 34 Projects</b>	<b>2775</b>	<b>\$28,798,078</b>	<b>\$19,751,959</b>			
	<b>Allocations from the Nonprofit Setaside</b>						
01-036	Riverwood Place	146	\$1,411,991	\$0	Santa Clara	Santa Clara	Single Room
01-097	Chestnut Linden Court	149	\$2,363,769	\$0	Oakland	Alameda	Large Family
	<b>Total of 2 Projects</b>	<b>295</b>	<b>\$3,775,760</b>	<b>\$0</b>			
	<b>Allocations from the Nonprofit Homeless Apportionment Setaside</b>						
01-020	The West Hotel	104	\$786,815	\$2,000,000	San Francisco	San Francisco	Single Room
01-037	Rivers Hotel	74	\$541,569	\$1,934,174	Los Angeles	Los Angeles	Single Room
01-055	Cornerstone Apartments	35	\$422,372	\$0	Los Angeles	Los Angeles	Special Needs
01-062	La Primavera Apartments	35	\$359,204	\$0	Los Angeles	Los Angeles	Special Needs
01-065	Innes Heights Apartments	18	\$270,163	\$0	Los Angeles	Los Angeles	Special Needs
01-068	Jackson Aisle Apartments	29	\$239,242	\$854,436	Midway City	Orange	Special Needs
	<b>Total of 6 Projects</b>	<b>295</b>	<b>\$2,619,365</b>	<b>\$4,788,610</b>			
	<b>Allocations from the Rural Setaside</b>						
01-001	Orchard Villas II	72	\$945,896	\$0	Coachella	Riverside	Large Family
01-006	Casa Grande	80	\$988,248	\$0	Coachella	Riverside	Special Needs

**Table A-3**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**2001 Tax Credit Allocations by Setaside**

TCAC#	Project Name	Low			City	County	Target Population
		Income Units	Federal Allocation	State Allocation			
01-011	Goshen Village	63	\$598,693	\$2,000,000	Goshen	Tulare	Special Needs
01-014	Milagro del Valle	46	\$551,018	\$1,967,922	McFarland	Kern	Large Family
01-053	River View	79	\$1,098,018	\$0	Guadalupe	Santa Barbara	Large Family
01-120	Villas Santa Fe	80	\$1,051,586	\$0	Delano	Kern	Special Needs
01-170	Las Flores Family Apartments	80	\$1,002,590	\$0	Coachella	Riverside	Special Needs
01-104	Villa Lara Apartments	79	\$934,673	\$0	Imperial	Imperial	Large Family
01-105	Calexico Family Apartments	79	\$993,031	\$0	Calexico	Imperial	Special Needs
	<b>Total of 9 Projects</b>	<b>658</b>	<b>\$8,163,753</b>	<b>\$3,967,922</b>			
<b>Allocations from the Rural / RHS Setaside</b>							
01-033	Poplar Grove	49	\$383,980	\$1,371,356	Poplar	Tulare	Large Family
01-050	Los Adobes De Maria II	51	\$519,125	\$0	Santa Maria	Santa Barbara	Large Family
01-051	Sunrise Villa	43	\$431,798	\$1,542,137	Wasco	Kern	Special Needs
01-101	Brawley Family Apartments	79	\$921,716	\$0	Brawley	Imperial	Special Needs
	<b>Total of 4 projects</b>	<b>222</b>	<b>\$2,256,619</b>	<b>\$2,913,493</b>			
<b>Allocations from the Small Development Setaside</b>							
01-043	Drachma: 19 Unit Rehabilitation	19	\$239,163	\$0	Oakland	Alameda	Large Family
01-047	Bowen Court	20	\$178,932	\$610,046	Huntington Beach	Orange	Seniors
01-095	Plaza de Leon Apartments	19	\$273,424	\$0	Los Angeles	Los Angeles	Large Family
01-124	Ladan Apartments	10	\$138,109	\$0	Stockton	San Joaquin	Large Family
01-156	Elysian City Lights	20	\$342,638	\$0	Los Angeles	Los Angeles	Large Family
	<b>Total of 5 Projects</b>	<b>88</b>	<b>\$1,172,266</b>	<b>\$610,046</b>			
	<b>Total of 67 Projects</b>	<b>5119</b>	<b>\$52,078,900</b>	<b>\$35,918,710</b>			

**Table A-4**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**2001 9% Tax Credit Allocations by County**

TCAC#	Project Name	Low Income Units	Federal Allocation	State Allocation	City	County	Target Population
<b>ALAMEDA</b>							
01-043	Drachma: 19 Unit Rehabilitation	19	\$239,163	\$0	Oakland	Alameda	Large Family
01-087	North Oakland Senior Housing	64	\$740,728	\$0	Oakland	Alameda	Seniors
01-088	Downs Senior Housing	16	\$151,439	\$540,855	Oakland	Alameda	Seniors
01-097	Chestnut Linden Court	149	\$2,363,769	\$0	Oakland	Alameda	Large Family
	<b>Total of 4 Projects</b>	<b>248</b>	<b>\$3,495,099</b>	<b>\$540,855</b>			
<b>CONTRA COSTA</b>							
01-054	West Rivertown Apartments	56	\$794,793	\$0	Antioch	Contra Costa	Large Family
01-098	Danville Senior Housing	73	\$584,881	\$2,000,000	Danville	Contra Costa	Seniors
01-168	Deliverance Temple I & II	80	\$438,722	\$2,000,000	Richmond	Contra Costa	At-Risk
	<b>Total of 3 Projects</b>	<b>209</b>	<b>\$1,818,396</b>	<b>\$4,000,000</b>			
<b>FRESNO</b>							
01-058	Bigby Villa Apartments	179	\$788,951	\$0	Fresno	Fresno	At-Risk
01-137	Pleasant Village Apartments	98	\$387,736	\$1,381,845	Fresno	Fresno	At-Risk
01-075	Hacienda Gardens	80	\$684,826	\$2,000,000	Mendota	Fresno	Large Family
	<b>Total of 3 Projects</b>	<b>357</b>	<b>\$1,861,513</b>	<b>\$3,381,845</b>			
<b>IMPERIAL</b>							
01-101	Brawley Family Apartments	79	\$921,716	\$0	Brawley	Imperial	Large Family
01-105	Calexico Family Apartments	79	\$993,031	\$0	Calexico	Imperial	Large Family
01-104	Villa Lara Apartments	79	\$934,673	\$0	Imperial	Imperial	Large Family
	<b>Total of 3 Projects</b>	<b>237</b>	<b>\$2,849,420</b>	<b>\$0</b>			
<b>KERN</b>							
01-106	Arvin Family Apartments	42	\$392,433	\$1,401,545	Arvin	Kern	Large Family
01-120	Villas Santa Fe	80	\$1,051,586	\$0	Delano	Kern	Special Needs
01-014	Milagro del Valle	46	\$551,018	\$1,967,922	McFarland	Kern	Large Family
01-051	Sunrise Villa	43	\$431,798	\$1,542,137	Wasco	Kern	Special Needs
	<b>Total of 4 Projects</b>	<b>211</b>	<b>\$2,426,835</b>	<b>\$4,911,604</b>			

**Table A-4**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**2001 9% Tax Credit Allocations by County**

TCAC#	Project Name	Low Income Units	Federal Allocation	State Allocation	City	County	Target Population
<b>LAKE</b>							
01-126	Cache Creek Apartments Homes	79	\$1,140,247	\$0	Clearlake	Lake	Large Family
	<b>Total of 1 Project</b>	<b>79</b>	<b>\$1,140,247</b>	<b>\$0</b>			
<b>LOS ANGELES</b>							
01-012	Castellar Apartments	100	\$1,259,305	\$0	Los Angeles	Los Angeles	Large Family
01-037	Rivers Hotel	74	\$541,569	\$1,934,174	Los Angeles	Los Angeles	Single Room
01-055	Cornerstone Apartments	35	\$422,372	\$0	Los Angeles	Los Angeles	Special Needs
01-062	La Primavera Apartments	35	\$359,204	\$0	Los Angeles	Los Angeles	Special Needs
01-065	Innes Heights Apartments	18	\$270,163	\$0	Los Angeles	Los Angeles	Special Needs
01-095	Plaza de Leon Apartments	19	\$273,424	\$0	Los Angeles	Los Angeles	Large Family
01-148	Bentley City Lights	35	\$504,759	\$0	Los Angeles	Los Angeles	Large Family
01-150	Miramar City Lights	48	\$825,436	\$0	Los Angeles	Los Angeles	Large Family
01-152	Burlington City Lights	39	\$577,510	\$0	Los Angeles	Los Angeles	Large Family
01-156	Elysian City Lights	20	\$342,638	\$0	Los Angeles	Los Angeles	Large Family
01-157	Ardmore City Lights	47	\$714,339	\$0	Los Angeles	Los Angeles	Large Family
	<b>Total of 11 Projects</b>	<b>470</b>	<b>\$6,090,719</b>	<b>\$1,934,174</b>			
<b>ORANGE</b>							
01-018	California Villas	33	\$280,013	\$1,111,164	Anaheim	Orange	Seniors
01-028	Anaheim Senior Apartments	80	\$741,988	\$2,000,000	Anaheim	Orange	Seniors
01-134	Sungrove Senior Apartments	80	\$598,893	\$2,000,000	Garden Grove	Orange	Seniors
01-047	Bowen Court	20	\$178,932	\$610,046	Huntington Beach	Orange	Seniors
01-068	Jackson Aisle Apartments	29	\$239,242	\$854,436	Midway City	Orange	Special Needs
01-085	Stonegate Senior Apartments	19	\$195,550	\$698,395	Orange	Orange	Seniors
01-080	Westminster Senior Apartments	76	\$752,695	\$0	Westminster	Orange	Seniors
	<b>Total of 7 Projects</b>	<b>337</b>	<b>\$2,987,313</b>	<b>\$7,274,041</b>			
<b>RIVERSIDE</b>							
01-001	Orchard Villas II	72	\$945,896	\$0	Coachella	Riverside	Large Family
01-006	Casa Grande	80	\$988,248	\$0	Coachella	Riverside	Special Needs
01-170	Las Flores Family Apartments	80	\$1,002,590	\$0	Coachella	Riverside	Special Needs
01-103	Hovley Gardens	162	\$1,780,858	\$2,000,000	Palm Desert	Riverside	Large Family
	<b>Total of 4 Projects</b>	<b>394</b>	<b>\$4,717,592</b>	<b>\$2,000,000</b>			

**Table A-4**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**2001 9% Tax Credit Allocations by County**

TCAC#	Project Name	Low Income Units	Federal Allocation	State Allocation	City	County	Target Population
<b>SACRAMENTO</b>							
01-048	Cascade Apartments	74	\$614,741	\$0	Sacramento	Sacramento	At-Risk
01-107	Terracina Meadows	120	\$916,952	\$0	Sacramento	Sacramento	Large Family
01-121	Dixianne Townhomes	70	\$898,856	\$0	Sacramento	Sacramento	Large Family
01-125	Ladan Apartments II	146	\$811,242	\$2,000,000	Sacramento	Sacramento	Seniors
	<b>Total of 4 Projects</b>	<b>410</b>	<b>\$3,241,791</b>	<b>\$2,000,000</b>			
<b>SAN BERNARDINO</b>							
01-013	Fontana Senior Apartments	107	\$829,981	\$2,000,000	Fontana	San Bernardino	Seniors
01-135	Woolverton Senior Apartments	84	\$617,667	\$2,000,000	Ontario	San Bernardino	Seniors
	<b>Total of 2 Projects</b>	<b>191</b>	<b>\$1,447,648</b>	<b>\$4,000,000</b>			
<b>SAN DIEGO</b>							
01-005	Hillside Village Apartments	70	\$1,053,295	\$0	Poway	San Diego	Large Family
01-026	Grant Heights park Apartments	27	\$141,897	\$504,835	San Diego	San Diego	At-Risk
01-029	Otay Mesa Family Villas	41	\$587,333	\$0	San Diego	San Diego	Large Family
01-063	Nestor Affordable Housing Dev.	104	\$1,248,517	\$0	San Diego	San Diego	Large Family
01-100	Market Square Manor	198	\$1,698,639	\$0	San Diego	San Diego	Single Room
01-102	Harvey Mandel Villa	90	\$910,629	\$0	San Diego	San Diego	Single Room
	<b>Total of 6 Projects</b>	<b>530</b>	<b>\$5,640,310</b>	<b>\$504,835</b>			
<b>SAN FRANCISCO</b>							
01-019	The Dalt Hotel	175	\$1,456,341	\$0	San Francisco	San Francisco	Single Room
01-020	The West Hotel	104	\$786,815	\$2,000,000	San Francisco	San Francisco	Single Room
01-021	Alexander Residence	178	\$1,603,610	\$0	San Francisco	San Francisco	Single Room
01-034	Marlton Manor	150	\$1,317,402	\$0	San Francisco	San Francisco	Single Room
	<b>Total 4 Projects</b>	<b>607</b>	<b>\$5,164,168</b>	<b>\$2,000,000</b>			
<b>SAN JOAQUIN</b>							
01-124	Ladan Apartments	10	\$138,109	\$0	Stockton	San Joaquin	Large Family
	<b>Total of 1 Project</b>	<b>10</b>	<b>\$138,109</b>	<b>\$0</b>			

**Table A-4**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**2001 9% Tax Credit Allocations by County**

TCAC#	Project Name	Low Income Units	Federal Allocation	State Allocation	City	County	Target Population
<b>SANTA BARBARA</b>							
01-053	River View	79	\$1,098,018	\$0	Guadalupe	Santa Barbara	Large Family
01-050	Los Adobes De Maria II	51	\$519,125	\$0	Santa Maria	Santa Barbara	Large Family
	<b>Total of 2 Projects</b>	<b>130</b>	<b>\$1,617,143</b>	<b>\$0</b>			
<b>SANTA CLARA</b>							
01-061	Tully Gardens	152	\$1,492,955	\$0	San Jose	Santa Clara	Single Room
01-167	Gadberry Courts	54	\$605,257	\$0	San Jose	Santa Clara	Seniors
01-169	Rose Gardens	65	\$724,827	\$0	San Jose	Santa Clara	Seniors
01-036	Riverwood Place	146	\$1,411,991	\$0	Santa Clara	Santa Clara	Single Room
	<b>Total of 4 Projects</b>	<b>417</b>	<b>\$4,235,030</b>	<b>\$0</b>			
<b>SHASTA</b>							
01-084	Hotel Redding Senior Housing	46	\$508,290	\$0	Redding	Shasta	Seniors
	<b>Total of 1 Project</b>	<b>46</b>	<b>\$508,290</b>	<b>\$0</b>			
<b>SOLANO</b>							
01-109	Sereno Village Apartments	124	\$1,716,604	\$0	Vallejo	Solano	Large Family
	<b>Total of 1 Project</b>	<b>124</b>	<b>\$1,716,604</b>	<b>\$0</b>			
<b>TULARE</b>							
01-011	Goshen Village	63	\$598,693	\$2,000,000	Goshen	Tulare	Special Needs
01-033	Poplar Grove	49	\$383,980	\$1,371,356	Poplar	Tulare	Special Needs
	<b>Total of 2 Projects</b>	<b>112</b>	<b>\$982,673</b>	<b>\$3,371,356</b>			

**Table A-5**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Financing Breakdown for 2001 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
01-001	Orchard Villas II	\$9,571,255	\$2,088,472	21.82%	\$0	0.00%	\$0.76	\$7,235,384	75.59%	\$247,399	2.58%
01-005	Hillside Village Apartments	\$12,413,288	\$1,264,100	10.18%	\$2,746,302	22.12%	\$0.80	\$8,402,886	67.69%	\$0	0.00%
01-006	Casa Grande	\$9,533,886	\$1,136,662	11.92%	\$0	0.00%	\$0.79	\$7,807,156	81.89%	\$590,068	6.19%
01-011	Goshen Village	\$7,524,183	\$0	0.00%	\$1,071,600	14.24%	\$0.81	\$6,452,583	85.76%	\$0	0.00%
01-012	Castellar Apartments	\$13,703,740	\$2,830,907	20.66%	\$525,000	3.83%	\$0.79	\$9,948,509	72.60%	\$399,324	2.91%
01-013	Fontana Senior Apartments	\$10,976,223	\$1,350,000	12.30%	\$1,550,000	14.12%	\$0.77	\$7,883,701	71.83%	\$192,522	1.75%
01-014	Milagro del Valle	\$7,332,307	\$0	0.00%	\$1,499,970	20.46%	\$0.78	\$5,832,337	79.54%	\$0	0.00%
01-018	California Villas	\$5,279,959	\$0	0.00%	\$550,000	10.42%	\$0.77	\$3,010,588	57.02%	\$1,719,371	32.56%
01-019	The Dalt Hotel	\$15,262,495	\$0	0.00%	\$2,865,508	18.77%	\$0.82	\$12,007,630	78.67%	\$389,357	2.55%
01-020	The West Hotel	\$13,678,100	\$0	0.00%	\$5,292,532	38.69%	\$0.84	\$8,253,583	60.34%	\$131,985	0.96%
01-021	Alexander Residence	\$19,287,305	\$4,731,965	24.53%	\$565,000	2.93%	\$0.84	\$13,405,317	69.50%	\$585,023	3.03%
01-026	Grant Heights Park Apartments	\$2,822,409	\$508,957	18.03%	\$867,279	30.73%	\$0.75	\$1,446,174	51.24%	\$0	0.00%
01-028	Anaheim Senior Apartments	\$11,900,477	\$2,313,000	19.44%	\$2,145,768	18.03%	\$0.79	\$7,431,708	62.45%	\$10,001	0.08%
01-029	Otay Mesa Family Villas	\$7,169,393	\$1,200,000	16.74%	\$1,500,000	20.92%	\$0.76	\$4,463,284	62.25%	\$6,109	0.09%
01-033	Poplar Grove	\$5,793,310	\$0	0.00%	\$1,450,000	25.03%	\$0.83	\$4,311,868	74.43%	\$31,442	0.54%
01-034	Marlton Manor	\$18,853,078	\$4,142,094	21.97%	\$3,941,772	20.91%	\$0.79	\$10,469,212	55.53%	\$300,000	1.59%
01-036	Riverwood Place	\$18,687,646	\$1,667,000	8.92%	\$4,919,046	26.32%	\$0.86	\$12,101,500	64.76%	\$100	0.00%
01-037	Rivers Hotel	\$8,525,444	\$433,000	5.08%	\$2,513,742	29.49%	\$0.72	\$5,295,648	62.12%	\$283,054	3.32%
01-043	Drachma: 19 Unit Rehabilitation	\$3,826,908	\$0	0.00%	\$1,899,475	49.63%	\$0.81	\$1,927,433	50.37%	\$0	0.00%
01-047	Bowen Court	\$3,452,950	\$750,000	21.72%	\$900,000	26.06%	\$0.75	\$1,802,950	52.21%	\$0	0.00%
01-048	Cascade Apartments	\$8,374,171	\$2,153,674	25.72%	\$1,000,000	11.94%	\$0.83	\$5,118,307	61.12%	\$102,190	1.22%
01-050	Los Adobes De Maria II	\$9,265,925	\$0	0.00%	\$5,234,337	56.49%	\$0.78	\$4,031,588	43.51%	\$0	0.00%
01-051	Sunrise Villa	\$6,005,249	\$0	0.00%	\$1,300,000	21.65%	\$0.80	\$4,705,249	78.35%	\$0	0.00%
01-053	River View	\$12,270,274	\$1,458,500	11.89%	\$1,850,000	15.08%	\$0.79	\$8,655,092	70.54%	\$306,632	2.50%
01-054	West Rivertown Apartments	\$13,190,866	\$2,339,000	17.73%	\$4,277,186	32.43%	\$0.82	\$6,555,076	49.69%	\$19,604	0.15%
01-055	Comerstone Apartments	\$5,530,540	\$273,427	4.94%	\$2,089,319	37.78%	\$0.75	\$3,167,794	57.28%	\$0	0.00%
01-058	Bigby Villa Apartments	\$11,134,630	\$4,582,077	41.15%	\$0	0.00%	\$0.79	\$6,254,424	56.17%	\$298,129	2.68%
01-061	Tully Gardens	\$21,682,118	\$1,638,286	7.56%	\$8,361,294	38.56%	\$0.78	\$11,682,538	53.88%	\$0	0.00%
01-062	La Primavera Apartments	\$4,407,459	\$199,185	4.52%	\$1,514,243	34.36%	\$0.75	\$2,694,031	61.12%	\$0	0.00%
01-063	Nestor Affordable Housing Dev.	\$13,518,879	\$1,525,000	11.28%	\$2,630,000	19.45%	\$0.75	\$9,363,879	69.27%	\$0	0.00%
01-065	Innes Heights Apartments	\$4,001,586	\$293,400	7.33%	\$1,599,500	39.97%	\$0.78	\$2,108,586	52.69%	\$100	0.00%
01-068	Jackson Aisle Apartments	\$3,730,318	\$215,945	5.79%	\$1,144,230	30.67%	\$0.75	\$2,370,143	63.54%	\$0	0.00%

**Table A-5  
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE  
Financing Breakdown for 2001 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
01-075	Hacienda Gardens	\$8,978,782	\$1,419,276	15.81%	\$766,875	8.54%	\$0.78	\$6,792,630	75.65%	\$1	0.00%
01-080	Westminster Senior Apartments	\$8,734,070	\$2,829,149	32.39%	\$0	0.00%	\$0.76	\$5,720,479	65.50%	\$184,442	2.11%
01-084	Hotel Redding Senior Housing	\$7,199,068	\$0	0.00%	\$2,785,000	38.69%	\$0.82	\$4,143,811	57.56%	\$270,257	3.75%
01-085	Stonegate Senior Apartments	\$4,036,161	\$527,077	13.06%	\$1,360,000	33.70%	\$0.78	\$2,070,042	51.29%	\$79,042	1.96%
01-087	North Oakland Senior Housing	\$10,434,069	\$1,106,900	10.61%	\$2,876,750	27.57%	\$0.83	\$6,147,115	58.91%	\$303,304	2.91%
01-088	Downs Senior Housing	\$3,018,018	\$0	0.00%	\$1,203,437	39.88%	\$0.80	\$1,651,410	54.72%	\$163,171	5.41%
01-095	Plaza de Leon Apartments	\$3,630,615	\$688,000	18.95%	\$695,637	19.16%	\$0.79	\$2,162,478	59.56%	\$84,500	2.33%
01-097	Chestnut Linden Court	\$38,542,110	\$0	0.00%	\$19,188,360	49.79%	\$0.82	\$19,334,316	50.16%	\$19,434	0.05%
01-098	Danville Senior Housing	\$14,988,820	\$1,800,000	12.01%	\$6,300,000	42.03%	\$0.80	\$6,288,820	41.96%	\$600,000	4.00%
01-100	Market Square Manor	\$18,909,294	\$623,157	3.30%	\$4,200,000	22.21%	\$0.81	\$13,745,219	72.69%	\$340,918	1.80%
01-101	Brawley Family Apartments	\$9,077,294	\$360,937	3.98%	\$800,000	8.81%	\$0.80	\$7,366,357	81.15%	\$550,000	6.06%
01-102	Harvey Mandel Villa	\$10,473,954	\$0	0.00%	\$2,500,000	23.87%	\$0.79	\$7,186,777	68.62%	\$787,177	7.52%
01-103	Hovley Gardens	\$24,447,795	\$0	0.00%	\$9,008,620	36.85%	\$0.77	\$15,189,175	62.13%	\$250,000	1.02%
01-104	Villa Lara Apartments	\$9,142,665	\$634,164	6.94%	\$800,000	8.75%	\$0.79	\$7,423,218	81.19%	\$285,283	3.12%
01-105	Calexico Family Apartments	\$9,595,255	\$948,154	9.88%	\$400,000	4.17%	\$0.79	\$7,837,101	81.68%	\$410,000	4.27%
01-106	Arvin Family Apartments	\$5,281,437	\$1,010,000	19.12%	\$0	0.00%	\$0.75	\$3,967,775	75.13%	\$303,662	5.75%
01-107	Terracina Meadows	\$16,645,966	\$7,430,000	44.64%	\$1,000,000	6.01%	\$0.82	\$7,511,493	45.13%	\$704,473	4.23%
01-109	Sereno Village Apartments	\$19,442,345	\$523,000	2.69%	\$3,898,879	20.05%	\$0.83	\$14,317,488	73.64%	\$702,978	3.62%
01-120	Villas Santa Fe	\$9,870,821	\$907,301	9.19%	\$0	0.00%	\$0.79	\$8,274,407	83.83%	\$629,113	6.37%
01-121	Dixianne Townhomes	\$10,975,040	\$769,700	7.01%	\$2,518,672	22.95%	\$0.80	\$7,223,227	65.82%	\$463,441	4.22%
01-124	Landen Apartments	\$1,630,818	\$0	0.00%	\$595,000	36.48%	\$0.75	\$1,035,818	63.52%	\$0	0.00%
01-125	Ladan Apartments II	\$10,826,222	\$2,239,927	20.69%	\$810,000	7.48%	\$0.76	\$7,661,295	65.82%	\$90,856	0.84%
01-126	Cache Creek Apartments Homes	\$11,021,733	\$925,000	8.39%	\$1,150,000	10.43%	\$0.76	\$8,657,211	78.55%	\$289,522	2.63%
01-134	Sungrove Senior Apartments	\$9,665,712	\$3,446,885	35.66%	\$0	0.00%	\$0.72	\$5,752,030	59.51%	\$466,797	4.83%
01-135	Woolverton Senior Apartments	\$7,990,496	\$1,879,871	23.53%	\$487,408	6.10%	\$0.72	\$5,558,150	69.56%	\$65,067	0.81%
01-137	Pleasant Village Apartments	\$5,963,159	\$1,668,800	31.43%	\$0	0.00%	\$0.77	\$4,049,585	67.91%	\$244,774	4.61%
01-148	Bentley City Lights	\$5,310,280	\$1,158,044	21.81%	\$0	0.00%	\$0.77	\$3,886,644	73.19%	\$265,592	5.00%
01-150	Miramar City Lights	\$8,749,999	\$1,840,000	21.03%	\$525,000	6.00%	\$0.77	\$6,355,857	72.64%	\$29,142	0.33%
01-152	Burlington City Lights	\$6,072,050	\$1,344,396	22.14%	\$0	0.00%	\$0.77	\$4,446,824	73.23%	\$280,830	4.62%
01-156	Elysian City Lights	\$3,638,617	\$831,928	22.86%	\$0	0.00%	\$0.77	\$2,638,313	72.51%	\$168,376	4.63%
01-157	Ardmore City Lights	\$7,499,999	\$1,460,000	19.47%	\$525,000	7.00%	\$0.77	\$5,500,410	73.34%	\$14,589	0.19%
01-167	Gadberry Courts	\$10,143,874	\$2,875,000	28.34%	\$2,250,000	22.18%	\$0.76	\$4,599,953	45.35%	\$418,921	4.13%

**Table A-5**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Financing Breakdown for 2001 Allocations**

<b>TCAC #</b>	<b>Project</b>	<b>Total Development Cost</b>	<b>Current Payment Financing</b>	<b>Current Financing as % of TDC</b>	<b>Deferred Payment Govt Financing</b>	<b>Deferred Financing as % of TDC</b>	<b>Tax Credit Factor</b>	<b>Investor Equity</b>	<b>Investor Equity as % of TDC</b>	<b>Other Funding Sources</b>	<b>Other Funding as % of TDC</b>
01-168	Deliverance Temple I & II	\$8,772,286	\$3,890,205	44.35%	\$0	0.00%	\$0.72	\$4,598,798	52.42%	\$233,283	2.66%
01-169	Rose Gardens	\$12,087,172	\$3,580,000	29.62%	\$2,775,000	22.96%	\$0.76	\$5,508,685	45.57%	\$223,487	1.85%
01-170	Las Flores Family Apartments	\$9,456,702	\$1,246,636	13.18%	\$0	0.00%	\$0.76	\$7,612,066	80.49%	\$598,000	6.32%

**Table A-6**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**2001 Allocations for Tax Exempt Bond Financed Projects**

TCAC #	Project Name	Construction Type	Total Units	Income Units	Federal Allocation	State Allocation	City	County
01-800	River Court Apartments	AR*	80	80	\$143,168	\$0	Sacramento	Sacramento
01-801	The Crossings at Montague	NC*	468	94	\$336,356	\$0	Milpitas	Santa Clara
01-802	Heritage Park on Woodman	AR	155	153	\$411,787	\$0	Panorama City	Los Angeles
01-803	Greentree Senior Apartments	AR*	272	270	\$470,759	\$0	Rialto	San Bernardino
01-804	Iris Gardens	AR*	120	118	\$290,621	\$0	Azusa	Los Angeles
01-805	Pavilion Apartments	AR*	132	129	\$322,172	\$0	Pico Rivera	Los Angeles
01-806	Park Manor Apartments	AR*	81	80	\$253,187	\$0	Hayward	Alameda
01-807	Helzer Courts Apartments	NC*	155	154	\$911,343	\$0	San Jose	Santa Clara
01-808	Hale-Morris-Lewis Seniors Manor	NC	41	40	\$180,536	\$0	Los Angeles	Los Angeles
01-809	Pacific Cove Apartments	RC	81	71	\$75,967	\$0	San Diego	San Diego
01-810	Eighth and Howard Family Apartments	NC*	74	74	\$572,104	\$0	San Francisco	San Francisco
01-811	Vintage Shores Senior Apartments	NC*	122	121	\$383,239	\$0	San Clemente	Orange
01-812	The Reserve at Napa	NC	117	116	\$474,217	\$0	Napa	Napa
01-813	Lenzen Housing	NC*	88	88	\$500,111	\$0	San Jose	Santa Clara
01-814	Tice Oaks Apartments	AR*	91	90	\$297,141	\$0	Walnut Creek	Contra Costa
01-815	Vista Las Flores	NC	28	27	\$175,163	\$0	Carlsbad	San Diego
01-816	Woodside Apartments	NC	82	81	\$415,572	\$0	Santee	San Diego
01-817	Washington Plaza Apartments	AR*	44	43	\$229,940	\$0	Escondido	San Diego
01-818	Malvern Senior Apartments (aka Heritage Pointe)	NC*	49	49	\$180,423	\$0	Rancho Cucamonga	San Bernardino
01-819	Torrey Del Mar Apartments	NC*	112	110	\$595,547	\$0	San Diego	San Diego
01-820	Grayson Creek Apartments	NC*	70	69	\$464,375	\$0	Pleasant Hill	Contra Costa
01-821	Immanuel Lutheran Church Seniors Apartments	NC*	63	62	\$365,819	\$0	San Jose	Santa Clara
01-822	Cielo Vista Apartments	AR*	112	110	\$264,668	\$0	Indio	Riverside
01-823	Lakeview Terrace Apartments	AR*	128	125	\$370,054	\$0	Los Angeles	Los Angeles
01-824	Holiday Manor Apartments	AR*	252	249	\$854,299	\$0	Oxnard	Ventura
01-825	Old Grove Apartments	NC*	56	55	\$394,020	\$0	Oceanside	San Diego
01-826	Vintage Zinfandel Senior Apartments	NC*	129	128	\$576,072	\$0	Santa Rosa	Sonoma
01-827	Monticelli Family Apts. & Monticelli Senior Apts.	NC*	52	51	\$401,854	\$0	Gilroy	Santa Clara
01-828	Quo Vadis Apartments	AR*	104	103	\$375,421	\$0	Huntington Beach	Orange
01-829	Cesar Chavez Gardens	NC*	47	46	\$372,686	\$0	Los Angeles	Los Angeles
01-830	Torrey Highlands Apartments	NC*	76	75	\$429,830	\$0	San Diego	San Diego

**Table A-6**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**2001 Allocations for Tax Exempt Bond Financed Projects**  
Low

TCAC #	Project Name	Construction Type	Total Units	Income Units	Federal Allocation	State Allocation	City	County
01-831	Hilltop Commons	AR*	324	169	\$787,048	\$0	San Pablo	Contra Costa
01-832	Heninger Village Apartments	AR*	58	57	\$196,137	\$0	Santa Ana	Orange
01-833	Riverwood Grove	NC*	71	70	\$541,478	\$0	Santa Clara	Santa Clara
01-834	Charter Oaks Apartments	AR*	75	74	\$262,379	\$0	Napa	Napa
01-835	1045 Mission Apartments	NC*	258	55	\$241,814	\$0	San Francisco	San Francisco
01-836	Agnews Senior Housing	NC*	100	99	\$566,872	\$0	Santa Clara	Santa Clara
01-837	Agnews Family Housing	NC*	100	99	\$706,635	\$0	Santa Clara	Santa Clara
01-838	Palm Terrace Apartments	NC*	80	78	\$380,203	\$0	Auburn	Placer
01-839	Stanford Arms/Villa Serena II Apartments	NC*	120	120	\$398,046	\$0	Rocklin	Placer
01-840	Highland Creek Apartments	NC*	184	165	\$624,873	\$0	Roseville	Placer
01-841	Lincoln Apartments	AR*	150	150	\$257,886	\$0	Riverside	Riverside
01-842	Crocker Oaks Apartments	NC*	131	66	\$244,891	\$0	Roseville	Placer
01-843	Westgate Apartments III	NC	204	202	\$897,176	\$0	Santa Maria	Santa Barbara
01-844	Vintage Gardens Senior Apartments	NC*	188	187	\$550,263	\$0	West Covina	Los Angeles
01-845	Compton Garden	NC	18	18	\$110,095	\$0	Unincorporated	Los Angeles
01-846	Rigby Avenue Senior Apartments	NC	80	79	\$413,830	\$0	Huntington Park	Los Angeles
01-847	Marina Towers Annex	AR*	57	56	\$153,234	\$0	Vallejo	Solano
01-849	Coronado Terrace	AR*	312	310	\$1,061,946	\$0	San Diego	San Diego
01-850	Park Plaza West Senior Apartments	NC*	198	42	\$181,667	\$0	North Hollywood	Los Angeles
01-851	International Blvd. Family Housing, Phase II	NC*	24	23	\$188,109	\$0	Oakland	Alameda
01-852	Vista Terrace Hills	AR*	262	260	\$1,050,138	\$0	San Diego	San Diego
01-853	Stone Pine Meadow	NC*	72	71	\$271,059	\$0	Tracy	San Joaquin
01-854	Hollywood Palms Apartments	NC*	94	93	\$567,316	\$0	San Diego	San Diego
01-856	Ocean Beach Apartments	AR*	85	84	\$502,698	\$0	San Francisco	San Francisco
01-857	San Lucas Senior Housing	NC*	196	195	\$606,014	\$0	Los Angeles	Los Angeles
01-858	Island Village Apartments	NC*	281	280	\$817,763	\$0	San Diego	San Diego
01-859	Birchcrest Apartments	AR*	64	62	\$152,029	\$0	Downey	Los Angeles
01-860	Villages Parkway Senior Apartments	NC*	79	78	\$439,995	\$0	San Jose	Santa Clara
01-861	Sixth and Martha Family Apartments-Phase 2	NC*	88	87	\$595,939	\$0	San Jose	Santa Clara
01-862	Serenity Villas	NC*	174	173	\$622,737	\$0	Pomona	Los Angeles
01-863	Tennyson West Apartments	AR*	96	94	\$332,337	\$0	Hayward	Alameda
01-864	Cornerstone Village	AR*	127	127	\$432,084	\$0	Santa Ana	Orange

**Table A-6**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**2001 Allocations for Tax Exempt Bond Financed Projects**  
Low

TCAC #	Project Name	Construction Type	Total Units	Income Units	Federal Allocation	State Allocation	City	County
01-865	Baldwin Hills Apartments	AR*	58	58	\$142,889	\$0	Los Angeles	Los Angeles
01-866	Rowland Heights Apartments	AR*	144	142	\$418,789	\$0	Rowland Heights	Los Angeles
01-867	Main Plaza	NC*	106	106	\$491,406	\$0	Chula Vista	San Diego
01-868	Terracina at Wildhorse	NC*	70	41	\$140,893	\$0	Davis	Yolo
01-869	Terracina Gold, Village 2	NC	120	92	\$323,333	\$0	Sacramento	Sacramento
01-870	Park Haven Court Apartments	AR*	40	39	\$125,562	\$0	San Diego	San Diego
01-871	The Vintage at Napa	NC	115	115	\$521,125	\$0	Napa	Napa
01-872	El Rancho Verde Apartments	AR*	700	696	\$3,362,258	\$0	San Jose	Santa Clara
01-873	Plaza Manor	AR	372	370	\$888,388	\$0	National City	San Diego
01-874	Willow Glen Senior Apartments	NC	133	132	\$641,481	\$0	San Jose	Santa Clara
01-875	Monte Vista Gardens Senior Housing	NC	69	68	\$356,472	\$0	San Jose	Santa Clara
01-876	Redwood Oaks	AR*	36	36	\$151,185	\$0	Redwood City	San Mateo
01-877	Community Garden Towers	AR*	333	332	\$738,783	\$0	Orange	Orange
01-878	Namiki Apartments	AR*	34	33	\$169,804	\$0	San Francisco	San Francisco
01-879	Curtis Johnson Apartments	AR*	48	47	\$91,360	\$0	Los Angeles	Los Angeles
01-880	Livermore Senior Housing Project	NC*	250	103	\$480,542	\$0	Livermore	Alameda
01-881	Tri-City Housing	AR	142	142	\$870,650	\$0	Los Angeles	Los Angeles
01-882	Rancho Cordova Apartments	AR	95	94	\$220,977	\$0	Rancho Cordova	Sacramento
01-883	Valli Hi Apartments	AR	125	124	\$322,743	\$0	Lompoc	Santa Barbara
01-884	Florin Meadows	AR	244	242	\$520,597	\$0	Sacramento	Sacramento
01-885	Arlington Creek Apartments	NC*	148	89	\$313,059	\$0	Antelope	Sacramento
01-886	Kimball Court	NC*	95	94	\$206,354	\$0	Visalia	Tulare
01-887	Summer Field Apartments	AR*	268	265	\$824,292	\$0	Indio	Riverside
01-888	North White Road Family Apartments	NC	157	156	\$1,131,438	\$0	San Jose	Santa Clara
01-890	Cypress Cove Apartments	AR*	200	198	\$576,313	\$0	Escondido	San Diego
01-891	Poinsettia Station Apartments	NC*	92	91	\$339,851	\$0	Carlsbad	San Diego
01-892	El Encanto Apartments	NC	16	16	\$126,063	\$0	Goleta	Santa Barbara
01-893	Union Court Family Housing	AR*	68	67	\$289,835	\$0	Manteca	San Joaquin
01-894	Creekside Apartments	NC*	185	184	\$615,619	\$0	Cathedral City	Riverside
01-895	Playa del Alameda Apartments	AR	40	39	\$165,552	\$0	Alameda	Alameda
01-889	Autumnwood Apartments	RC*	160	158	\$135,468	\$0	San Bernardino	San Bernardino
01-896	La Puente Park Apartments	AR*	132	131	\$469,986	\$0	La Puente	Los Angeles



## **APPENDIX B**

### **1987 – 2001 ALLOCATION SUMMARY**

**Table B-1**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Active Allocations by County \***  
**1987-2001**

County	Population **	% of Total	Projects	% of Total	Low Income Units	% of Total	Federal Allocation	% of Total	State Allocation	% of Total
Alameda	1,479,100	4.25%	100	5.43%	5162	3.73%	\$30,690,300	4.05%	\$23,171,760	4.24%
Amador	35,400	0.10%	1	0.05%	44	0.03%	\$70,423	0.01%	\$0	0.00%
Butte	205,800	0.59%	10	0.54%	589	0.43%	\$3,583,835	0.47%	\$1,822,722	0.33%
Calaveras	41,100	0.12%	2	0.11%	59	0.04%	\$120,137	0.02%	\$475,904	0.09%
Colusa	19,200	0.06%	2	0.11%	62	0.04%	\$124,994	0.02%	\$154,367	0.03%
Contra Costa	972,100	2.79%	60	3.26%	5340	3.85%	\$26,208,891	3.46%	\$21,303,293	3.89%
Del Norte	28,100	0.08%	2	0.11%	94	0.07%	\$328,569	0.04%	\$0	0.00%
El Dorado	159,700	0.46%	10	0.54%	688	0.50%	\$4,342,263	0.57%	\$14,308,136	2.62%
Fresno	823,900	2.37%	70	3.80%	5453	3.94%	\$17,545,892	2.32%	\$14,264,262	2.61%
Glenn	26,800	0.08%	1	0.05%	40	0.03%	\$72,013	0.01%	\$248,970.00	0.05%
Humboldt	127,800	0.37%	8	0.43%	277	0.20%	\$797,284	0.11%	\$2,714,563	0.50%
Imperial	150,900	0.43%	26	1.41%	1343	0.97%	\$9,419,528	1.24%	\$4,337,337	0.79%
Kern	685,800	1.97%	46	2.50%	3854	2.78%	\$17,505,111	2.31%	\$34,639,894	6.33%
Kings	136,100	0.39%	8	0.43%	635	0.46%	\$2,975,060	0.39%	\$0	0.00%
Lake	59,300	0.17%	8	0.43%	300	0.22%	\$1,609,130	0.21%	\$2,155,633	0.39%
Lassen	35,900	0.10%	3	0.16%	90	0.06%	\$159,561	0.02%	\$435,387	0.08%
Los Angeles	9,802,800	28.18%	458	24.88%	30428	21.96%	\$195,471,809	25.80%	\$49,867,087	9.12%
Madera	129,400	0.37%	14	0.76%	684	0.49%	\$4,500,797	0.59%	\$2,806,772	0.51%
Marin	250,400	0.72%	9	0.49%	455	0.33%	\$3,488,781	0.46%	\$0	0.00%
Mariposa	17,200	0.05%	4	0.22%	118	0.09%	\$247,911	0.03%	\$853,999	0.16%
Mendocino	87,300	0.25%	3	0.16%	96	0.07%	\$192,244	0.03%	\$558,471	0.10%
Merced	216,700	0.62%	26	1.41%	974	0.70%	\$3,566,356	0.47%	\$6,399,307	1.17%
Mono	13,350	0.04%	1	0.05%	32	0.02%	\$345,350	0.05%	\$0	0.00%
Monterey	410,800	1.18%	29	1.58%	1617	1.17%	\$12,579,472	1.66%	\$2,609,343	0.48%
Napa	126,200	0.36%	11	0.60%	890	0.64%	\$5,425,521	0.72%	\$13,077,683	2.39%
Nevada	94,000	0.27%	14	0.76%	772	0.56%	\$4,991,154	0.66%	\$4,517,333	0.83%
Orange	2,925,700	8.41%	76	4.13%	9421	6.80%	\$38,110,007	5.03%	\$24,683,366	4.51%
Placer	257,500	0.74%	19	1.03%	1930	1.39%	\$8,368,422	1.10%	\$7,550,538	1.38%
Plumas	21,100	0.06%	2	0.11%	70	0.05%	\$130,817	0.02%	\$0	0.00%
Riverside	1,609,400	4.63%	87	4.73%	7018	5.07%	\$36,811,069	4.86%	\$31,070,779	5.68%
Sacramento	1,258,600	3.62%	67	3.64%	7827	5.65%	\$32,929,127	4.35%	\$56,832,818	10.39%
San Benito	55,200	0.16%	5	0.27%	157	0.11%	\$1,173,497	0.15%	\$196,916	0.04%
San Bernardino	1,764,300	5.07%	30	1.63%	3240	2.34%	\$13,122,792	1.73%	\$24,628,183	4.50%
San Diego	2,883,600	8.29%	111	6.03%	11462	8.27%	\$52,544,286	6.94%	\$26,023,496	4.76%

**Table B-1**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Active Allocations by County \***  
**1987-2001**

County	Population **	% of Total	Projects	% of Total	Low Income Units	% of Total	Federal Allocation	% of Total	State Allocation	% of Total
San Francisco	793,700	2.28%	71	3.86%	5668	4.09%	\$53,734,063	7.09%	\$6,608,468	1.21%
San Joaquin	583,700	1.68%	25	1.36%	1587	1.15%	\$5,986,779	0.79%	\$13,213,607	2.42%
San Luis Obispo	252,100	0.72%	14	0.76%	368	0.27%	\$2,493,279	0.33%	\$2,721,474	0.50%
San Mateo	720,100	2.07%	24	1.30%	1253	0.90%	\$10,725,770	1.42%	\$4,971,679	0.91%
Santa Barbara	408,900	1.18%	31	1.68%	1888	1.36%	\$11,492,586	1.52%	\$5,045,130	0.92%
Santa Clara	1,723,700	4.95%	119	6.46%	11686	8.44%	\$68,960,482	9.10%	\$72,470,407	13.25%
Santa Cruz	259,800	0.75%	19	1.03%	943	0.68%	\$7,587,851	1.00%	\$3,727,729	0.68%
Shasta	165,700	0.48%	11	0.60%	535	0.39%	\$2,972,541	0.39%	\$9,356,048	1.71%
Sierra	3,560	0.01%	1	0.05%	48	0.03%	\$84,205	0.01%	\$0	0.00%
Siskiyou	44,300	0.13%	2	0.11%	64	0.05%	\$144,709	0.02%	\$539,996	0.10%
Solano	403,400	1.16%	21	1.14%	1899	1.37%	\$7,893,715	1.04%	\$4,595,644	0.84%
Sonoma	468,800	1.35%	50	2.72%	3553	2.56%	\$21,228,513	2.80%	\$1,411,210	0.26%
Stanislaus	459,900	1.32%	14	0.76%	1257	0.91%	\$3,859,017	0.51%	\$3,520,596	0.64%
Sutter	80,900	0.23%	2	0.11%	130	0.09%	\$549,428	0.07%	\$1,636,026	0.30%
Tehama	56,800	0.16%	5	0.27%	213	0.15%	\$968,219	0.13%	\$2,735,774	0.50%
Trinity	13,050	0.04%	2	0.11%	64	0.05%	\$127,752	0.02%	\$969,996	0.18%
Tulare	377,500	1.09%	41	2.23%	1794	1.29%	\$8,046,990	1.06%	\$17,338,812	3.17%
Tuolumne	55,200	0.16%	9	0.49%	483	0.35%	\$2,774,426	0.37%	\$2,835,550	0.52%
Ventura	773,500	2.22%	32	1.74%	2457	1.77%	\$11,307,368	1.49%	\$8,647,735	1.58%
Yolo	173,500	0.50%	22	1.20%	1209	0.87%	\$5,948,714	0.79%	\$9,073,884	1.66%
Yuba	60,800	0.17%	3	0.16%	219	0.16%	\$1,085,607	0.14%	\$3,958,342	0.72%
	<b>34,789,460</b>	<b>100.00%</b>	<b>1841</b>	<b>100.00%</b>	<b>138539</b>	<b>100.00%</b>	<b>\$757,524,417</b>	<b>100.00%</b>	<b>\$547,086,426</b>	<b>100.00%</b>

\* Includes tax-exempt bond financed projects

\*\* State of California, *Population Estimates for California Cities and Counties*  
*Department of Finance Report E-1. Sacramento, California, January 2002*

**APPENDIX C**

**1987 – 2001 COMPLIANCE REPORT  
OCCUPANCY DATE**

**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-1987-001	Redwood Court Apts.	50	50	49
CA-1987-002	Redondo Apartments	36	36	26
CA-1987-003	Sunset West Apartments	50	50	42
CA-1987-004	Country Oaks Apts.	51	51	49
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	24
CA-1987-017	Jose's Place	44	44	43
CA-1987-018	Orchard Garden Apts.	34	34	32
CA-1987-019	Madison Arches Apts.	24	24	22
CA-1987-020	Cottonwood Meadows Apts.	47	47	35
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	33
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	22
CA-1987-041	Irolo Apartments	32	32	30
CA-1987-042	Villa Rosa Apartments	12	12	3
CA-1987-043	Mayten Manor Senior Apts.	45	25	30
CA-1987-045	Westwood Manor	40	40	40
CA-1987-046	Cypress Glen	54	27	53
CA-1987-047	LIHP 44	17	17	11
CA-1987-048	Euclid/Logan Apts.	22	22	23
CA-1987-049	331-353 Smalley Ave	8	8	8
CA-1987-053	Olive Court	24	24	24
CA-1987-055	Carson Ridge II Apts.	36	36	33
CA-1987-056	Desert Oak Apts.	42	42	34
CA-1987-059	Gatto Construction	4	4	4
CA-1987-060	Fresno Four-Plex	4	4	3
CA-1987-061	SCA Homes	10	10	10
CA-1987-063	Casa de Suisun	52	52	50
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	179
CA-1988-001	Meredith Manor	40	40	39
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	29
CA-1988-007	Sierra Meadows Apts	35	35	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-1988-008	Strathmore Villa Apts.	42	42	41
CA-1988-010	Conquistador Villa Apartments	38	38	38
CA-1988-013	Exeter Apartments	58	58	54
CA-1988-015	7292 Fountain Avenue	28	28	27
CA-1988-016	Cottonwood Creek Apts.	32	32	30
CA-1988-017	Noble Creek Apts	54	54	45
CA-1988-018	Citrus Pointe II Apartments	50	50	48
CA-1988-021	Central Valley II Apartments	38	38	37
CA-1988-022	Pixley Apts.	40	40	39
CA-1988-024	Anderson Court	36	36	36
CA-1988-026	Weaver Creek Apts.	26	26	23
CA-1988-027	Garden Estates	44	44	43
CA-1988-028	Ridgeway Hotel	58	58	50
CA-1988-029	Sonora Terrace	46	46	43
CA-1988-030	Quincy Street Apts.	33	7	*
CA-1988-031	23rd Avenue Project	4	4	4
CA-1988-032	MacArthur Blvd. (04 & 05)	20	20	4
CA-1988-033	296 Mather Street	12	12	12
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	30
CA-1988-042	Riverland Apts.	75	75	74
CA-1988-043	Visalia Garden Villas	60	60	60
CA-1988-044	Nice Village Apartments	28	28	24
CA-1988-045	Olympic Villa Apts.	27	27	24
CA-1988-046	1313 Castillo	3	3	3
CA-1988-047	Kingswood Apartments	43	43	44
CA-1988-048	SCA Homes	30	30	30
CA-1988-049	Bear Mountain Apts.	36	36	34
CA-1988-051	Atrium Apts.	12	12	12
CA-1988-052	Hillside I	37	37	115
CA-1988-053	Hillside II	81	81	115
CA-1988-055	Pacific Oaks	103	103	52
CA-1988-056	Salton II Village Apts.	30	30	28
CA-1988-057	Redwood Villas	90	90	69
CA-1988-058	Reedley Elderly	23	23	23
CA-1988-062	Magnolia Plaza Apts.	124	124	89
CA-1988-063	Sun Terrace	104	99	91
CA-1988-066	Vendome Apt.	43	41	41
CA-1988-067	S. Norton Avenue	20	20	19
CA-1988-068	Woods Manor	80	80	80
CA-1988-069	Virginia Avenue	28	20	20
CA-1988-070	Exeter Senior Villa	44	44	44
CA-1988-071	Arminta North and South	60	60	40
CA-1988-072	Magnolia Acres	40	40	*
CA-1988-073	Flores Apartments	26	26	26
CA-1988-074	10900 MacArthur Blvd.	12	12	11
CA-1988-075	Harriet Tubman Terrace	91	91	91

**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-1988-076	Heather Ridge Apts.	56	56	55
CA-1988-081	Citrus Ave.	6	6	6
CA-1988-082	26th Street Apts.	8	8	8
CA-1988-083	Flamingo Garden Senior	58	58	35
CA-1988-084	Parkwood Meadows No. 2	2	2	1
CA-1988-086	Huntwood Commons	40	40	38
CA-1988-087	1714-1716 Eleventh Street	2	2	2
CA-1988-088	Riverview Plaza	123	123	122
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	11
CA-1988-095	Ventura Garden Estates	48	48	14
CA-1988-096	3142 Coolidge Avenue	4	4	4
CA-1988-098	Poinsettia Street Apts.	20	20	16
CA-1988-099	Bellflower Senior Center	50	20	20
CA-1988-100	49th Street Apts.	13	13	13
CA-1988-101	1513 W. Pico Blvd.	32	32	32
CA-1988-103	Alice Street Apts.	10	10	8
CA-1988-104	3613 Clay	1	1	1
CA-1988-105	Peter Claver Community	32	32	31
CA-1988-106	Schillo Gardens	29	29	29
CA-1988-108	45th Street	2	2	2
CA-1988-109	Tyrrell Terrace	27	27	27
CA-1988-117	Coleman Court	113	22	22
CA-1988-118	Villa La Cumbre	60	60	18
CA-1988-124	Vine Street Properties	2	2	1
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	25
CA-1988-132	820 Milton Avenue	1	1	1
CA-1988-133	Bennett Apts.	24	24	23
CA-1988-136	Hidden Cove Apartments	88	88	86
CA-1988-140	Clark Terrace	41	41	40
CA-1988-141	Evergreen Apts.	37	28	35
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	36
CA-1988-162	Midtown Apartments	20	20	20
CA-1988-165	Glen Haven Park	5	5	5
CA-1988-166	2276 MacArthur Blvd.	9	9	9
CA-1988-167	Single Family House	1	1	1
CA-1988-168	Fresno Emerald Palms	18	18	18
CA-1988-170	657 San Felipe	1	1	1

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

<b>Number</b>	<b>Development Name</b>	<b>Total Units</b>	<b>Required # of Tax Credit Units</b>	<b># of Tax Credit Units Occupied</b>
CA-1988-171	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	10
CA-1988-181	Laguna Terrace	4	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	57
CA-1988-193	Camillia Apartments	40	40	40
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-1988-200	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	305
CA-1988-207	Orchard Park Apts.	144	144	135
CA-1988-208	Somerset Apts.	156	156	151
CA-1988-209	Hastings Park	242	242	222
CA-1988-210	Dunbar Hotel	73	73	28
CA-1988-212	Thousand Palms Phase II	1	1	*
CA-1988-213	73-050 Callita Bonnie	1	1	*
CA-1988-216	30-130 Los Flores	1	1	*
CA-1988-218	LA Pro I Apts.	124	124	124
CA-1988-220	Orange Village Apartments	36	36	38
CA-1988-222	Somerset Park Apartments	128	26	25
CA-1989-000	MacArthur Park Towers	183	183	181
CA-1989-001	King's View Manor/King's Estates	222	222	196
CA-1989-004	Hotel de Riviera	30	30	28
CA-1989-005	Casa Guadalupe	22	22	22
CA-1989-006	Pershing Hotel	65	65	65
CA-1989-008	Sanford Hotel	130	130	125
CA-1989-009	The Fountains	124	117	121
CA-1989-010	Genesis Hotel	33	33	28
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	37
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	79
CA-1989-021	Gridley Springs	32	32	32
CA-1989-022	Grove Park Housing	104	104	102
CA-1989-023	Madrone Village	23	23	23

**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-1989-024	Country Way Apts.	41	41	40
CA-1989-025	Point Arena Village Apts.	26	26	25
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	3
CA-1989-029	Murray Apartments	50	50	49
CA-1989-031	DeRose Gardens	76	76	74
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	38
CA-1989-036	Blythe Duplex #1	2	2	2
CA-1989-037	Blythe Duplex #2	2	2	2
CA-1989-038	Blythe Duplex #3	2	2	1
CA-1989-039	Clearlake Village	35	35	31
CA-1989-040	Country Club Apts.	108	108	107
CA-1989-041	Porterville Hotel	70	70	57
CA-1989-043	Duane Heights	14	14	4
CA-1989-044	Alta Vista Apts.	42	42	41
CA-1989-045	Maria Alicia	20	20	16
CA-1989-046	Siskiyou Valley Apts.	36	36	35
CA-1989-047	Grant Square	14	14	14
CA-1989-048	Niland Apts.	38	38	34
CA-1989-049	Mecca Apts.	54	54	51
CA-1989-050	Battle Creek Senior Apts.	40	40	39
CA-1989-051	Hudson Park II Apts	42	42	39
CA-1989-052	Pine Ridge Apts.	25	25	25
CA-1989-053	Harper Avenue Partners	17	17	16
CA-1989-054	Rosenburg Building	82	82	79
CA-1989-055	East Garden Apartments	51	51	49
CA-1989-056	Woodlake Garden Apts.	48	48	46
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	71
CA-1989-064	Centennial Place	144	144	136
CA-1989-065	Mercy Family Plaza	36	36	36
CA-1989-067	Redondo Apartments II	32	32	30
CA-1989-068	Blythe Duplexes	4	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	23
CA-1989-074	Marengo Street Apts.	24	24	6
CA-1989-075	Terrace Gardens Seniors Apts.	150	150	134
CA-1989-077	Mission Capp Apartments	48	48	48
CA-1989-078	2020-30 Cloverfield Boulevard	32	32	31
CA-1989-079	Rotary Haciendas Senior Housing	81	81	81
CA-1989-080	California Hotel	150	133	134
CA-1989-081	Fresno Emerald Palms	24	24	24
CA-1989-082	Fresno Emerald Palms	33	33	31

**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-1989-083	Autumn Village	40	40	39
CA-1989-087	Dent Avenue Commons	23	23	22
CA-1989-088	Ridgeview Commons	200	200	197
CA-1989-089	Mariposa Terrace Apts.	32	32	30
CA-1989-090	Haven Park Partners IV	12	12	12
CA-1989-091	Haven Park Partners III	15	15	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	35
CA-1989-105	Otero Apartments	7	7	7
CA-1989-108	Ward Villas	120	120	117
CA-1989-109	Gilbert Lindsay Manor	137	137	130
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
CA-1989-119	The Woodlands	23	23	22
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	33
CA-1989-129	Chowchilla Terrace Apts.	37	37	37
CA-1989-131	Fitch Mountain Terrace II	20	20	20
CA-1989-133	Westminster Park Plaza Apartments	130	130	98
CA-1989-137	Metro Hotel	136	136	54
CA-1989-138	Metro Hotel II	57	57	132
CA-1989-140	Prentice Apartments	45	45	46
CA-1989-141	Gardner Senior Apts.	17	17	17
CA-1989-146	San Pedro Firm Building	42	42	42
CA-1989-147	Neary Lagoon Cooperative	95	95	95
CA-1989-153	Coleridge Park Homes	49	49	33
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	112
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	55
CA-1989-169	Westport Village	25	25	25
CA-1989-170	Larkspur Creekside	28	28	28
CA-1989-171	Casa Adobe (San Pablo Senior)	55	55	54
CA-1989-174	Maidu Village	80	80	77
CA-1989-177	Knights Landing Harbor Apartments	26	24	24
CA-1989-183	Ukiah Terrace	32	32	41
CA-1989-185	Haven Park Partners II	15	15	15
CA-1989-199	Hacienda Villa	120	120	114
CA-1989-200	Hillside Villa Apts.	124	124	36

**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-1989-212	Tehachapi Senior Manor II	44	44	43
CA-1989-223	Pacific Meadows	200	146	149
CA-1989-224	Van Dyck Estates	16	16	14
CA-1989-228	Cambridge Hotel	60	60	58
CA-1989-230	Glenwood Hotel	36	36	22
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	298
CA-1989-245	Whispering Pines Apts.	16	16	10
CA-1989-248	Leo Meyer Sr.	44	44	44
CA-1989-250	Bartlett Hill Manor	65	65	65
CA-1989-257	Ward Hotel	72	72	72
CA-1989-258	Annex Hotel (Angelus Inn)	31	31	30
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	55
CA-1989-287	Grass Valley Apts.	8	8	8
CA-1989-304	Midland Manor Apts.	40	40	39
CA-1989-328	Thousand Palms Phase III Lot 33	1	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-1989-335	Thousand Palms Phase 3 Lot 242	1	1	1
CA-1989-340	Delta Vista Manor	39	39	36
CA-1989-341	Rimrock Village	138	30	8
CA-1989-345	Tudor Grove	144	144	137
CA-1989-349	Poinsettia Apartments	136	28	28
CA-1990-002	Newport Village Apartments	40	40	40
CA-1990-011	Villa Los Robles	8	8	8
CA-1990-012	Casa Loma Apartments	110	110	110
CA-1990-014	San Pedro Gardens	20	17	17
CA-1990-018	Yucaipa Terrace	51	51	51
CA-1990-019	Coronado Place	40	40	40
CA-1990-020	Meridian Apartments	236	236	229
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	26
CA-1990-035	Casa Esperanza	10	10	10
CA-1990-036	The Las Americas Hotel	60	60	58
CA-1990-037	Simone Hotel	123	123	115
CA-1990-038	Roberta Stevens Villas	40	40	40
CA-1990-039	Harper Community Apartments	22	22	22
CA-1990-043	Crescent Hotel	55	55	52
CA-1990-045	St. Mark's Hotel	91	91	88
CA-1990-046	Osage Apartments	21	21	21
CA-1990-049	The Hart Hotel	39	39	36
CA-1990-050	Olympia Hotel	48	48	47

**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-1990-054	Watson Terrace Apartments	12	12	12
CA-1990-057	Cocoran Garden Apartments	38	38	36
CA-1990-058	Valley Ridge Senior Apartments	38	38	37
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	53
CA-1990-062	San Jacinto Senior Apartments	46	46	45
CA-1990-066	Hendley Circle Apartments	27	27	27
CA-1990-068	Greenwood-17th Street	7	5	7
CA-1990-076	Foxcreek	36	34	35
CA-1990-078	Villa San Ramon	120	24	23
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	42
CA-1990-096	Greenwood/15th Street	9	8	8
CA-1990-097	Garcia Apartments	7	6	7
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	44
CA-1990-103	Rohlf's Manor	213	213	208
CA-1990-104	Woodhaven Senior Residences	104	102	102
CA-1990-107	Santana Apartments	30	30	28
CA-1990-108	James Lee Court	26	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	18
CA-1990-112	San Joaquin Apartments	38	38	36
CA-1990-113	Westwood Senior Apartments	24	24	21
CA-1990-116	Prospect Villa II Apartments	42	42	40
CA-1990-123	Palmer House	21	21	21
CA-1990-127	Sunflower Norton Apartments	10	10	10
CA-1990-128	Central Avenue Villa	20	20	13
CA-1990-132	Drasnin Manor	26	26	26
CA-1990-136	Kenneth Henry Court	51	51	50
CA-1990-137	Yucca Warren Vista Apartments	50	50	49
CA-1990-138	Blackberry Oaks Apartments	42	42	41
CA-1990-140	Almond Garden Family	30	30	32
CA-1990-142	Rhyolite Apartments	70	70	65
CA-1990-143	Bayless Garden Apartments	46	46	43
CA-1990-144	Oakwood II Apartments	54	54	53
CA-1990-147	Eucalyptus Garden Apartments	80	38	79
CA-1990-148	Phoenix House	156	156	152
CA-1990-149	Harmony Gate	70	70	70
CA-1990-150	Susanne B. Wilson Residence	63	63	62
CA-1990-151	Centertown Apartments	60	60	60
CA-1990-153	Connecticut Street Court	10	10	10
CA-1990-154	Steamboat Point Apartments	108	108	108

**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-1990-156	Padre Palou Apartments	18	18	18
CA-1990-157	Villa Santa Clara	30	30	30
CA-1990-159	Hunt's Grove Apartments	56	56	56
CA-1990-160	The Carquinez	35	35	34
CA-1990-171	Sierra Meadows	220	44	44
CA-1990-172	Sierra Ridge	180	36	36
CA-1990-173	Portola Meadows	176	36	34
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	60
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	41
CA-1991-006	Shangri La Palms, Phase IV	17	17	13
CA-1991-009	Terracina Apts. Desert Hot Springs	96	96	92
CA-1991-010	Terracina Apartments at San Jacinto	56	56	55
CA-1991-011	Richmond City Center Apartments	63	63	63
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	44
CA-1991-024	Leonide Apartments	66	66	66
CA-1991-025	Lorin Station Plaza	14	14	14
CA-1991-026	East of Eaton	76	76	76
CA-1991-027	Coyote Run Apartments	140	140	137
CA-1991-028	Del Carlo Court	25	25	25
CA-1991-029	Turk Street Apartments	175	122	174
CA-1991-031	111 Jones Street Apartments	108	108	108
CA-1991-032	La Gema Del Barrio	6	6	6
CA-1991-038	Eleventh Avenue Apartments	22	13	22
CA-1991-046	Tierra Del Vista Apartments	54	54	53
CA-1991-049	Villa Del Rey Apartments	36	36	5
CA-1991-051	Village Park	50	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	47
CA-1991-077	Glen Eden	36	36	36
CA-1991-078	Rancho Park	54	54	53
CA-1991-081	Santa Familia	79	79	74
CA-1991-082	Willow Court Phase I	6	6	6
CA-1991-083	The Farm	39	39	36
CA-1991-084	Open Doors	64	64	61
CA-1991-085	Sharmon Palms	24	24	22
CA-1991-088	Tower Apartments	50	50	49

**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-1991-090	Stonebridge	80	80	28
CA-1991-102	Daybreak Grove/Sunrise Place	21	21	20
CA-1991-103	Arlington Rodeo Apartments	29	29	29
CA-1991-104	Korean Youth Center Apts	19	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	29
CA-1991-128	Sage Wood Manor	65	65	65
CA-1991-133	Park Village Apartments	28	28	28
CA-1991-134	Raitt Street Apartments	6	6	6
CA-1991-137	San Felipe Homes	20	20	20
CA-1991-139	Terracina Apartments at Elk Grove	124	124	120
CA-1991-150	Jamestown Terrace	56	56	55
CA-1991-169	Dinuba Manor	24	24	24
CA-1991-171	San Pablo Suites	43	43	36
CA-1991-173	Norwood Estates	44	44	44
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	86
CA-1991-185	Willowbrook Apartments	80	16	16
CA-1991-186	Cottonwood Grove	150	30	30
CA-1991-187	Sequoia Knolls	52	20	20
CA-1991-189	Meadow Glen	42	9	32
CA-1991-191	Childs Avenue Apartments	27	27	26
CA-1991-192	Oakdale Senior Center	80	80	80
CA-1991-194	Academy Village	248	50	50
CA-1991-195	Paloma Summit Apartments	200	40	40
CA-1992-001	Crescent Arms	186	184	184
CA-1992-002	Calexico Senior Apts.	38	38	37
CA-1992-003	Mendota Village Apts.	44	44	41
CA-1992-004	Tuolumne City Senior Apts.	30	30	29
CA-1992-005	Rohit Villas	16	7	16
CA-1992-006	Cottage Gardens Apts.	17	17	17
CA-1992-007	Monte Vista Apts.	9	9	10
CA-1992-008	Sunshine Financial Group	5	5	5
CA-1992-010	Kristine Apartments	60	60	59
CA-1992-012	Tegeler Hotel	53	53	48
CA-1992-013	Twin Pines Apts.	39	39	39
CA-1992-017	Cypress Cove	52	52	52
CA-1992-018	Laurel/Norton Inter-Generational Community Apartments	41	41	41
CA-1992-019	Produce Hotel	95	95	92
CA-1992-020	Weldon Hotel	58	58	56
CA-1992-021	Senator Hotel	99	99	96
CA-1992-022	Villa Esperanza	33	33	33
CA-1992-023	Marion Hotel	44	44	41
CA-1992-024	Second Street Center	44	44	44
CA-1992-025	Parke Los Robles	12	12	12

**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-1992-026	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	13
CA-1992-034	Gray's Meadow	52	52	47
CA-1992-035	Forest Winds	48	48	47
CA-1992-037	Young Apartments	66	65	65
CA-1992-039	Navy Blue Apartments	14	14	13
CA-1992-040	Ross Gardens Apartments	140	140	136
CA-1992-043	FAME Manor	56	56	56
CA-1992-044	FAME Gardens	81	81	81
CA-1992-048	Sherwood Manor Apartments	34	34	34
CA-1992-050	Jacob's Square	45	45	44
CA-1992-052	Courtland Hotel	97	97	95
CA-1992-054	Regency 50	50	50	49
CA-1992-056	Norbo Hotel	57	57	52
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	76
CA-1992-061	Nevada Meadows	36	36	34
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	138
CA-1992-072	Marina Apts	64	64	0
CA-1992-073	Mercedes Apts	47	47	0
CA-1992-075	Minna Street Apartments	24	24	24
CA-1992-077	Walnut-Pixley	22	22	22
CA-1992-079	Silver Birch Apts.	34	34	35
CA-1992-089	Coachella Community Homes	98	95	97
CA-1992-090	Tlaquepaque	75	75	73
CA-1992-092	Central Avenue Village Square	45	45	45
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	55
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	15
CA-1992-108	Village Grove Apts.	47	47	45
CA-1992-111	Fell Street Apartments	82	82	81
CA-1992-112	La Pradera	48	48	48
CA-1992-113	Almaden Lake Apartments	144	144	138
CA-1992-119	Valley Apartments	92	92	70
CA-1992-127	Beverly City Lights	40	40	37
CA-1992-128	Sequoia View Apts.	42	42	41
CA-1992-132	Mercado Apartments	142	142	136
CA-1992-135	Tuscany Villas	36	36	35

**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-1992-139	Hismen Hin-Nu Terrace	92	92	84
CA-1992-140	Larkin Pine Senior Housing	63	63	63
CA-1992-141	1028 Howard Street Apartments	30	30	30
CA-1992-147	Parker Hotel	32	32	32
CA-1992-149	Norwood Avenue Family Hsg.	28	28	24
CA-1992-150	Curry Senior Apts.	48	48	47
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	321
CA-1992-155	Laureola Oaks	16	16	15
CA-1992-156	Hatfield Homes	48	48	47
CA-1992-157	El Centro Family Housing	8	8	*
CA-1992-161	Vintage Oaks Senior Apartments	241	241	234
CA-1992-163	The Knox SRO	140	140	135
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	9
CA-1992-175	Chico Commons	72	72	71
CA-1992-176	Step Up On Second Street	36	36	35
CA-1992-178	Parkview Apartments	198	198	163
CA-1992-180	Vallejo Street Senior Apts.	45	45	43
CA-1992-183	Santa Paulan Senior Apts.	150	140	150
CA-1992-186	Las Brisas	30	30	27
CA-1992-188	Windmere	50	50	47
CA-1992-190	Austin Manor Apartments	22	22	22
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	34
CA-1992-194	The Shasta Hotel	80	80	77
CA-1992-195	Riverhouse Hotel	75	75	74
CA-1992-198	Plaza del Sol	57	57	59
CA-1992-205	The Meadows Apartments	134	134	135
CA-1992-207	Sherwood Manor	38	38	38
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	90
CA-1992-906	Villa Anaheim	135	135	131
CA-1992-908	Paloma del Mar	130	130	129
CA-1992-909	San Paulo Apartments	382	153	152
CA-1992-910	Holly Street Village	374	75	76
CA-1992-912	Madera Villa Apts	136	28	28
CA-1993-001	Winters Senior Center Apts	38	38	37
CA-1993-003	California Apts	42	42	40
CA-1993-004	The Oaks Apartments	36	36	36
CA-1993-005	Squaw Valley Apts	33	33	29
CA-1993-008	Baker Park	98	98	96
CA-1993-009	Woodpark Apartments	128	128	128
CA-1993-013	Elaine Null Court	14	14	14

**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-1993-016	Rustic Gardens	18	18	18
CA-1993-019	Soledad Senior Apts	40	40	38
CA-1993-020	Boulder Creek Apts	156	156	141
CA-1993-024	Summit Ridge Apts	304	304	304
CA-1993-026	Somerville I & II	41	41	39
CA-1993-027	La Villa Mariposa	115	115	112
CA-1993-028	La Posada	61	61	39
CA-1993-030	Fumbah Manor	18	18	18
CA-1993-031	Klimpel Manor	59	59	58
CA-1993-032	Klein School Site Senior Housing	107	107	106
CA-1993-033	The Carroll Inn	121	121	119
CA-1993-034	W. Capitol Courtyard (94-802)	50	50	48
CA-1993-035	Temple/Edgware Apts	124	124	105
CA-1993-036	Hillview Village	50	50	49
CA-1993-037	Solinas Village Apartments	52	52	51
CA-1993-038	Villa Solimar	32	32	32
CA-1993-040	Pinole Grove Senior Housing	70	70	70
CA-1993-043	Orchard Village Apartments	188	188	181
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 (Argle Arms)	21	21	21
CA-1993-049	Fairview Village	8	8	8
CA-1993-050	The Boyd Hotel	61	61	58
CA-1993-051	Mary Andrews Clark Residence	152	152	123
CA-1993-053	Colina Vista Apts	35	35	35
CA-1993-054	Morrone Gardens	102	102	100
CA-1993-056	Las Serenas Senior Apartments	108	108	107
CA-1993-057	Terracina Apts at Vineyard	64	64	64
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	141
CA-1993-063	Sunset Creek	76	76	72
CA-1993-066	Weedpatch Country Apts	35	35	33
CA-1993-068	Plaza Vermont	79	79	75
CA-1993-071	Brynview Terrace	8	8	8
CA-1993-074	Sunrise Terrace	52	52	51
CA-1993-075	Parlier Garden Apts.	41	41	40
CA-1993-076	Tahoe Pines Apts.	28	28	28
CA-1993-077	Colonial Village Roseville	56	56	56
CA-1993-079	Almond Garden Elderly Apts	34	34	30
CA-1993-081	Colonial Village Auburn	56	56	55
CA-1993-082	Southcove Apts	54	54	53
CA-1993-083	Nueva Sierra Vista Apartments	35	35	35
CA-1993-084	Evergreen Village	52	52	52
CA-1993-089	Sonoma Creekside Homes	43	43	43
CA-1993-090	Riverfield Homes	18	18	18

**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-1993-092	Casa Serena Sr. Apts.	48	48	48
CA-1993-093	Park Stanton Seniors Apts	335	335	328
CA-1993-094	Manilla Terrace	30	27	30
CA-1993-095	Campina Court Apartments	60	60	60
CA-1993-096	Cameron Park Village	80	80	80
CA-1993-100	Casa Rita	103	103	103
CA-1993-101	The Claridge Hotel (Ridge Hotel)	202	202	190
CA-1993-104	Delta Plaza Apts.	29	29	29
CA-1993-105	Crossroad Gardens	70	69	70
CA-1993-106	Taylor Terrace	168	168	165
CA-1993-107	Rio Vista Village	86	86	73
CA-1993-108	Baldwin Apartments	40	40	39
CA-1993-109	Cypress Meadows	104	104	102
CA-1993-110	Rugby Plaza	183	183	177
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	70
CA-1993-123	Washington Villa Apartments	21	21	21
CA-1993-124	Villa del Pueblo	81	81	81
CA-1993-125	Pinmore Gardens	51	51	49
CA-1993-126	Vineland Place	18	18	18
CA-1993-127	Florence Avenue Villa	20	20	19
CA-1993-128	815 Ashland	45	45	44
CA-1993-129	Las Palomas Hotel	65	65	60
CA-1993-130	Avalon Courtyard	91	91	91
CA-1993-131	La Mirada Senior Apartments	100	100	99
CA-1993-132	Valley Village Apartments	188	188	185
CA-1993-137	New Hope Senior Village	56	56	55
CA-1993-138	Sea Ranch Apartments	31	31	31
CA-1993-139	Filipino Community Building of Stockton	69	68	69
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	45
CA-1993-148	Fillmore Marketplace	120	120	120
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	56
CA-1993-156	La Fenetre Apartments	50	50	47
CA-1993-157	Miranda Villa	109	109	101
CA-1993-159	Catalonia Townhomes	50	50	50
CA-1993-160	Arroyo Vista Apartments	155	155	156
CA-1993-162	Marina Manor	39	39	39

**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-1993-165	Lakewood Terrace Apts	76	76	76
CA-1993-166	Claremont Villas Senior	154	154	153
CA-1993-167	The Inn At Woodbridge	116	116	116
CA-1993-168	Market Heights Apartments	46	46	45
CA-1993-169	Harp Plaza	20	20	16
CA-1993-170	Casa Berendo	20	20	20
CA-1993-172	Downtown Apartments	34	34	34
CA-1993-174	Casa del Rio Senior Housing	82	82	82
CA-1993-176	Annadale Housing Project	39	39	39
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	49
CA-1993-901	Marina Pointe Apartments	583	117	116
CA-1993-902	Regency Court	115	115	111
CA-1994-002	Truckee Pines Apartments	104	104	101
CA-1994-005	Oceanside Gardens Apartments	21	21	21
CA-1994-006	Villa San Miguel	50	50	48
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	120
CA-1994-031	The Gardens	20	20	14
CA-1994-032	Park Place Apartments	49	49	49
CA-1994-035	Washington Villa	12	12	12
CA-1994-035	Golden Oak Manor	50	50	46
CA-1994-036	Hollywood El Centro Apartments	88	88	88
CA-1994-037	Villa Del Norte	88	88	87
CA-1994-040	Villa Loma Apartments	344	344	336
CA-1994-041	Doreatha Mitchell Apartments	30	30	29
CA-1994-042	Edward Hotel	46	46	46
CA-1994-044	Rancheria Village Apartments	14	14	14
CA-1994-047	Courtyard Apartments	108	108	105
CA-1994-048	Casa Heiwa	100	100	98
CA-1994-051	Irvine Inn	192	192	186
CA-1994-052	El Patio Community Housing	73	73	52
CA-1994-053	Campbell Commons	56	56	55
CA-1994-054	Cawelti Court	28	28	28
CA-1994-056	Casa Velasco Apartments	150	150	148
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	59

**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-1994-065	Mark Twain Senior Community Center	106	106	105
CA-1994-066	Walker Commons	56	56	56
CA-1994-067	Foothill Vista Apartments	112	112	110
CA-1994-068	Los Angeles City Lights	32	32	28
CA-1994-071	East Fullerton Villas	27	27	27
CA-1994-072	Corona Ranch	74	74	74
CA-1994-073	Eden Palms Apartments	150	150	142
CA-1994-078	Paul Mirabile Center	175	175	175
CA-1994-079	Pensione K	130	130	130
CA-1994-080	Church Lane	22	22	22
CA-1994-081	Casa de Los Robles	6	6	6
CA-1994-082	555 Ellis Street Family Apartments	38	38	35
CA-1994-083	Vista Grande	24	24	24
CA-1994-090	Rose Valley Apartments	36	36	34
CA-1994-091	Middletown Garden Apartments	36	35	32
CA-1994-092	Murphys Senior Apartments	24	24	23
CA-1994-093	Lake Isabella Senior II Apartments	40	39	40
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	79
CA-1994-106	Alamar Apartments	24	24	22
CA-1994-108	Mayacamas Village Apts	51	51	51
CA-1994-113	Mecca Apartments II	60	60	58
CA-1994-117	Laurel Creek Apartments	24	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	52
CA-1994-125	Alamar Apartments II	80	80	77
CA-1994-127	Corning Garden Apartments	38	37	37
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	61
CA-1994-131	Midtown Gardens	205	141	141
CA-1994-134	Tyler Park Townhomes III	28	28	30
CA-1994-135	Tyler Park Townhomes	30	30	30
CA-1994-138	Gabilan Hills Townhomes	100	100	99
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	75
CA-1994-143	Tabor Courts	25	25	25
CA-1994-144	Gramercy Court	16	16	14
CA-1994-146	Huff Avenue Family Housing	72	72	70
CA-1994-147	Villa Florentina	13	13	17
CA-1994-148	Avenida Terrace Apartments	8	8	8
CA-1994-149	Casa Velasquez	13	13	13

**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-1994-152	Hazeltine Apartments	37	37	34
CA-1994-153	Wyandotte Apartments	87	87	72
CA-1994-157	Poco Way Family Housing	129	129	126
CA-1994-159	205 Jones Street Apartments	51	51	49
CA-1994-160	Columbia Park	50	50	50
CA-1994-161	1101 Howard Street	34	34	34
CA-1994-162	White Oak-Lassen Apartments	80	80	80
CA-1994-165	Auburn Heights	160	160	154
CA-1994-167	The Altamont Hotel	88	88	86
CA-1994-170	Mt. Whitney Plaza	33	28	29
CA-1994-176	Valle de Las Brisas	81	81	79
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	138
CA-1994-192	Creekview Apartments	36	36	35
CA-1994-196	Athens Glen Apartments	51	51	48
CA-1994-197	Morehouse Apartments	41	41	41
CA-1994-198	Alejandro Rivera Senior Citizens Apartments 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	46
CA-1994-209	Ironbark Apartments	20	20	14
CA-1994-210	The Oaks at Joiner Ranch	88	88	77
CA-1994-216	Cambridge Court	140	132	129
CA-1994-220	Tarmigan Terrace	112	112	109
CA-1994-901	Shasta Villa Apartments	20	20	17
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	172
CA-1995-002	LA Townhomes	7	7	7
CA-1995-006	1500 Orange Place	32	32	31
CA-1995-008	Serrano Apartments	42	42	42
CA-1995-009	20234 Roscoe Blvd.	25	25	25
CA-1995-011	Budlong Avenue Apartments	12	12	12
CA-1995-012	Hotel Woodland	76	76	73
CA-1995-014	Roosevelt Townhomes	22	22	21
CA-1995-020	San Vicente Townhomes	50	50	49
CA-1995-024	Harden Ranch Apartments	100	100	98
CA-1995-031	Jasmine Heights	128	128	123
CA-1995-033	Klamath Gardens	17	17	16
CA-1995-037	Jardines del Valle	18	18	17
CA-1995-038	Mezes Court	82	82	80
CA-1995-039	Hyde Park Place Apartments	30	30	28
CA-1995-040	Gateway Village	48	48	47

**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-1995-041	School House Station	47	47	44
CA-1995-043	Villa Metropolitan	53	53	53
CA-1995-044	Almond Court	36	36	34
CA-1995-045	Alabama Court	42	42	42
CA-1995-047	Good Samaritan Apartments	20	20	20
CA-1995-049	Gower Street Apartments	55	55	53
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	35
CA-1995-056	Pickering Place	43	43	42
CA-1995-057	Euclid Villa	15	15	13
CA-1995-059	Oxnard Villa	40	40	40
CA-1995-060	Parthenia Court	25	25	25
CA-1995-061	Reseda Village	42	42	42
CA-1995-064	Heritage Park	81	81	76
CA-1995-066	Marsh Creek Apartments	126	126	125
CA-1995-069	Hayes Valley Phase I & II	195	195	194
CA-1995-070	Noble Pines Apartments	67	67	68
CA-1995-071	Ashwood Court Apartments	72	72	70
CA-1995-072	Washington Courts	30	30	30
CA-1995-073	Sycamore Street Commons	60	60	60
CA-1995-074	Lyric Hotel	58	58	56
CA-1995-075	Plaza-Ramona Apartments	63	63	63
CA-1995-076	Washington Courtyard	90	90	89
CA-1995-077	Parkside Apartments	79	79	78
CA-1995-078	Ohlone Court Apartments	135	135	132
CA-1995-079	Santa Alicia	88	88	81
CA-1995-081	Strobridge Court Apartments	96	96	95
CA-1995-082	Figuroa 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	30
CA-1995-093	Hamilton Apartments	92	92	87
CA-1995-095	Summerhill Apartments	128	128	124
CA-1995-097	479 Natoma Street	30	30	30
CA-1995-098	2300 Van Ness Ave. Apartments	22	22	22
CA-1995-099	Kennedy Court	32	32	20
CA-1995-101	Sky Parkway Estates	80	80	75
CA-1995-102	Greenway Village	54	54	53
CA-1995-103	Westgate Townhomes	40	40	39
CA-1995-104	Mountain View Townhomes	37	37	35
CA-1995-105	Land Park Woods	75	75	72
CA-1995-106	Midtown Family Homes	90	90	89
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	72

**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-1995-116	Gilroy Park Apartments	74	74	70
CA-1995-117	Brentwood Park Apartments	80	80	77
CA-1995-119	Placer Village Apartments	76	75	75
CA-1995-123	Canoas Terrace	112	112	100
CA-1995-128	Palos Verde Apartments	32	32	29
CA-1995-131	Terracina Apts. at Laguna Creek	136	136	129
CA-1995-132	Villa Siena Apartments	126	126	126
CA-1995-133	Villa Cortina Apartments	116	116	111
CA-1995-135	Terracina at Morgan Hill	76	76	69
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	Memory Park Apartments	53	53	52
CA-1995-146	Alderwood	80	80	80
CA-1995-157	Villa Robles Apartments	100	100	85
CA-1995-738	Normont Terrace (1996-145)	200	200	195
CA-1995-901	Vista Valle Townhomes	48	48	47
CA-1995-903	Plaza del Sol Sr. Apts	80	80	80
CA-1995-904	Ramona Sr. Complex	44	44	43
CA-1995-907	Warwick Square Apartments	500	500	483
CA-1995-908	Amanda Park	396	208	208
CA-1995-910	Coral Wood Court Apartments	106	106	105
CA-1995-912	The Knolls Apartments	260	260	260
CA-1995-913	San Juan Capistrano Senior Apts	112	112	110
CA-1995-914	Lakewood Senior Apartments	85	85	83
CA-1995-915	Harmony Court	187	187	182
CA-1995-916	Metro Center Senior Homes	60	60	60
CA-1995-917	Century Village	100	79	72
CA-1996-001	Monterra Village	33	33	33
CA-1996-002	5th and Wilshire Apartments	32	32	32
CA-1996-004	Oak Ridge Apartments	80	80	79
CA-1996-005	San Pedro New Hope Courtyard Apts	10	10	10
CA-1996-009	Decro Nordhoff	38	38	38
CA-1996-013	The Knolls	62	62	61
CA-1996-016	Willowbrook	10	10	10
CA-1996-018	Elizabeth Court	26	26	26
CA-1996-020	Los Pinos Court	23	23	23
CA-1996-026	Nevada Commons	32	32	32
CA-1996-029	Cambria Apartments	40	39	39
CA-1996-030	Oak Forest Apartments	20	20	20
CA-1996-032	Taft Senior Apartments	60	60	54
CA-1996-037	Apollo Hotel	80	80	80
CA-1996-040	Brentwood Garden Apartments	80	80	78
CA-1996-041	Gilroy Garden Apartments	74	74	73
CA-1996-044	Bodega Hills Apartments	24	24	23
CA-1996-046	Sheraton Town House	142	141	142
CA-1996-047	Figuroa Oaks	31	31	32
CA-1996-048	Pico Gramercy Family Hsg	49	49	49

**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-1996-050	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 (99-094 add'l credits)	10	10	10
CA-1996-058	Hemet Vistas Apartments	72	72	72
CA-1996-060	Cottonwood Place	109	109	106
CA-1996-061	Stocker St./54th St./Victoria Manor Apartments	44	44	44
CA-1996-062	South of Romneya	179	179	173
CA-1996-063	Madison Place	56	56	52
CA-1996-064	Alma Place	106	106	105
CA-1996-065	Palmer House	67	67	67
CA-1996-067	Astoria Place Townhomes	18	18	18
CA-1996-068	39 West Apartments	34	34	32
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	14
CA-1996-078	Vanowen Gardens	15	15	15
CA-1996-079	Coy D Estes Senior Housing	130	111	111
CA-1996-080	Angelina Apartments	81	81	78
CA-1996-082	Plaza Court	103	103	102
CA-1996-083	235 South Berendo Apartments	24	24	20
CA-1996-084	El Segundo Townhomes	25	25	24
CA-1996-088	Hazel Hotel	13	13	11
CA-1996-092	Regency Apartments	77	77	77
CA-1996-096	Rotary Valley Senior Village	80	80	80
CA-1996-099	Golden Villa Apartments	32	32	31
CA-1996-103	Vallejo Street Senior Apartments	40	40	38
CA-1996-107	Lincoln Hotel	41	41	41
CA-1996-114	Glenview Apartments	90	90	81
CA-1996-116	Morgan Hill Ranch	80	80	80
CA-1996-117	Palm Court	66	66	66
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	17
CA-1996-121	Oak Hills Apartments	80	80	77
CA-1996-122	Halifax Apartments	46	46	45
CA-1996-126	Country Manor	42	42	38
CA-1996-131	Coastside Apartments	80	79	79
CA-1996-133	Harmony Creek Apartments	83	83	81
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	38

**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-1996-145	Normont Terrace Phase I	200	200	199
CA-1996-148	Vintage Glen Senior Apartments	124	124	124
CA-1996-156	Cochran City Lights	25	25	22
CA-1996-160	Garland City Lights	72	72	70
CA-1996-161	Westlake City Lights	32	32	30
CA-1996-171	Lodi Hotel	75	75	73
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	135
CA-1996-190	California Hotel	39	39	39
CA-1996-192	Normandie Village	16	16	15
CA-1996-198	Paseo de los Poetas	21	21	20
CA-1996-199	Rossmore Hotel	60	60	55
CA-1996-203	Palm View Apartments	40	40	39
CA-1996-206	Casa Hernandez Apartments	80	79	80
CA-1996-211	Positano Apartments	117	117	117
CA-1996-217	De Anza Hotel	94	94	93
CA-1996-237	Grant Village Townhomes	40	40	39
CA-1996-239	Turtle Inn aka Rancho Gardens	118	100	98
CA-1996-245	Linda Vista Residences	48	48	47
CA-1996-246	The Surf	56	56	55
CA-1996-247	Cordova Meadows Apartments	184	184	184
CA-1996-248	St. Mathew Hotel	57	57	55
CA-1996-251	West "A" Homes	43	43	44
CA-1996-258	Sierra Retirement Village	97	96	89
CA-1996-261	Emerald Hill (99-144)	46	46	45
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	73
CA-1996-269	Quail Place Apartments	58	58	38
CA-1996-905	Brandon Place Sr. Apts	197	197	191
CA-1996-906	Siena at Renaissance (The Enclave)	637	128	131
CA-1996-907	Seasons at Ontario Gateway Plaza	80	78	79
CA-1996-908	Piedmont Apartments	250	250	245
CA-1996-909	Media Village Senior Housing Project	147	146	144
CA-1996-910	Olive Court Apartment	78	76	76
CA-1996-911	The Edgewood Apartments	168	68	73
CA-1996-912	Bridgescourt	220	89	88
CA-1996-914	Park Vista Apartments	60	60	60
CA-1996-915	Kittridge Park Villa	39	39	38
CA-1996-916	Coventry Park	169	34	34
CA-1996-917	Bermuda Gardens	80	80	76
CA-1996-918	Hampton Square Apartments	350	212	228
CA-1996-919	Kalmia Courtyards	28	28	27
CA-1996-920	Stonegate Apartments	118	118	115
CA-1996-921	Villa Savannah Apartments	138	138	137
CA-1996-925	The Winery Apartments	248	248	205

**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-1996-926	City Gardens Apartments	274	274	265
CA-1997-008	Pensione Bird	110	109	105
CA-1997-011	Village Oak Apartments	115	115	108
CA-1997-013	Casa Del Sol	80	80	79
CA-1997-017	Hotel Grand Southern	71	71	71
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	58
CA-1997-045	Hacienda Sr Villas	151	151	152
CA-1997-047	Columbia Village	80	80	79
CA-1997-048	Figueroa Court Apartments	40	40	31
CA-1997-050	The Cecil Williams Glide Community House	52	52	48
CA-1997-056	Terra Cotta Apartments	168	167	161
CA-1997-058	Casas San Miquel de Allende	37	37	36
CA-1997-059	Sycamore Park Apartments	59	58	58
CA-1997-073	Sequoia Street Apartments	11	11	11
CA-1997-078	Auberry Park	110	109	109
CA-1997-082	Diamond Terrace Apartments	61	61	63
CA-1997-086	Windsor Park Apartments	79	79	79
CA-1997-090	Pittsburg Park Apartments	75	75	73
CA-1997-092	Fairfield Park Apartments	59	59	59
CA-1997-108	Emerald Gardens	16	15	15
CA-1997-109	Rampart Apartments	68	68	68
CA-1997-121	Park View Terrace	91	91	91
CA-1997-126	Season at Simi Valley	69	68	69
CA-1997-134	Vintage Park Sr Apartments	120	120	116
CA-1997-145	Valley Vista Apartments	60	60	58
CA-1997-154	Orozco Villas	32	32	32
CA-1997-158	Paz Villas	13	13	13
CA-1997-159	Chestnut Village	6	6	3
CA-1997-168	Courtland City Lights	92	91	*
CA-1997-176	River Garden Estates	124	124	123
CA-1997-186	The Salvation Army Westwood Transitional Village	40	40	37
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	61
CA-1997-237	West 28th Street Apartments	16	15	15
CA-1997-240	Grandview City Lights	32	31	30
CA-1997-246	Vintage Creek Sr. Apartments	105	105	103
CA-1997-506	Harmony Terrace	136	134	130
CA-1997-507	Northpoint Village Apartments	70	69	70
CA-1997-508	Casa Verde Apartments	30	29	30
CA-1997-513	Gatewood Commons	120	118	115
CA-1997-514	Clara Court	35	35	35

**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-1997-520	Tara Hills Garden Apts	60	60	*
CA-1997-524	Montclair Apartments	79	79	76
CA-1997-525	Creekview Inn	25	24	24
CA-1997-538	Gwen Bolden Manor	24	23	24
CA-1997-545	Madera Family Apartments	81	74	72
CA-1997-547	Forest View Senior Apartments	60	59	58
CA-1997-551	Santa Fe Apartments	88	88	85
CA-1997-555	Oak Grove Apartments	81	80	78
CA-1997-558	The Avalon	70	66	66
CA-1997-565	Vintage Terrace Sr. Apartments	200	200	194
CA-1997-567	Mariposa Townhomes	80	79	77
CA-1997-577	West Creek Villas	88	87	87
CA-1997-586	New Harbor Vista	132	130	132
CA-1997-588	Bryson Family Apartments	81	80	80
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	70
CA-1997-608	Laurel Tree Apartments	138	136	142
CA-1997-613	Trolley Terrace	18	18	17
CA-1997-901	Westberry Square Apartments	99	99	99
CA-1997-907	4573 Willis Apartments	23	5	6
CA-1997-908	14955 Dickens Apartments	18	4	4
CA-1997-909	4701 Natick Apartments	121	25	24
CA-1997-912	4334-4346 Matilija Apartments	54	11	11
CA-1997-913	The Promanade-I	68	52	51
CA-1997-914	The Promanade-II	78	14	16
CA-1997-915	Pacific Point Apartments	213	213	202
CA-1997-916	Ashwood Village Apartments	119	119	120
CA-1997-919	Cochrane Village Apartments	16	16	16
CA-1997-920	Villa Pacifica	158	158	158
CA-1997-921	Renwick Square	148	148	145
CA-1997-922	Oak Creek II Apartments	119	119	108
CA-1997-923	Montevista Apartments	306	153	155
CA-1997-924	Malabar Apartments	125	125	137
CA-1997-925	Village Place Apartments	46	46	46
CA-1997-928	Plaza Mendoza Apartments	131	131	125
CA-1997-929	Cordova Village	39	39	39
CA-1997-930	Park Villas Apartments	268	268	258
CA-1997-931	The Village at East Hills	258	258	233
CA-1997-932	Heritage Park Apartments	195	195	193
CA-1997-933	Parc Ridge Apartments	158	64	64
CA-1997-934	Lark Ellen Village	121	121	121
CA-1997-938	Regency Court Sr.	119	119	120
CA-1997-939	Schoolhouse Court	13	13	14
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	160
CA-1997-943	Sun Garden Plaza	147	147	147

**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-1997-944	Continental Gardens Apartments	298	298	295
CA-1997-947	The Village at Lakeside	136	135	128
CA-1997-949	Pinewood Apartments	55	55	55
CA-1997-950	Borregas Court	193	192	*
CA-1997-952	Shorebreeze Apartments	119	119	118
CA-1997-953	Sonoma Court Apartments	61	56	59
CA-1997-954	Mariposa Apartments	65	65	65
CA-1997-955	Heritage Park Sr. Apartments	118	118	116
CA-1997-956	Northstar Apartments	36	36	36
CA-1997-957	Woodsong Village Apartments	111	111	108
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	62
CA-1997-964	The New Yorker Apartments	34	8	8
CA-1997-965	Storke Ranch Family Apartments	36	36	35
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	122
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	100
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	60
CA-1998-007	Portola Senior Citizen Community	50	45	49
CA-1998-008	Lincoln Senior Citizens Apartments	70	69	68
CA-1998-009	Sierra Valley Senior Citizen Community	50	48	46
CA-1998-023	Auburn Court Apartments	60	59	59
CA-1998-027	Bermuda Park Apartments	90	90	89
CA-1998-033	Idaho Apartments	28	28	25
CA-1998-042	Casa Madrid	28	28	28
CA-1998-050	Perris Park Apartments	80	79	77
CA-1998-053	Wilshire Courtyard	102	101	102
CA-1998-060	Villa Hermosa	39	39	39
CA-1998-061	Park Land Senior Apartments	23	22	22
CA-1998-063	Central Gardens I	12	12	14
CA-1998-068	Las Palmas Apartments	81	80	77
CA-1998-072	Canyon Hills Senior Housing	74	72	72
CA-1998-075	Cambridge Court Apartments	61	60	60
CA-1998-084	Vintage Woods Apartments	81	80	70
CA-1998-085	Mirada Terrace Apartments	30	29	30

**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-1998-087	Heritage Homes	148	146	147
CA-1998-090	The Don	56	56	57
CA-1998-096	Sycamore Village	30	29	29
CA-1998-102	Oak Tree Village	21	20	20
CA-1998-105	Terracina at Morgan Hill	72	72	65
CA-1998-120	Roosevelt Street Townhomes II	22	21	22
CA-1998-130	Quan Ying Senior Apartments	20	20	20
CA-1998-154	Avalon-El Segundo Senior Apartments	42	41	42
CA-1998-174	Vintage Grove Senior Apartments	110	109	108
CA-1998-177	Belridge Street Apartments	12	11	12
CA-1998-179	Southern Hotel	55	53	*
CA-1998-181	East Linda Gardens	103	103	96
CA-1998-213	Vista Park Senior Homes	83	82	83
CA-1998-219	Casa del Sol	54	53	54
CA-1998-222	The Sheridan Apartments	56	56	56
CA-1998-233	Meadowview Apartments	170	168	*
CA-1998-234	Royal Heights Apartments	120	119	120
CA-1998-241	Pablo Rodriguez Plaza Apartments	81	80	80
CA-1998-259	Bakersfield Family Apartments	112	110	109
CA-1998-507	Greenridge	34	33	33
CA-1998-517	Harris Court	20	19	20
CA-1998-524	Caliente Creek	45	45	45
CA-1998-531	Creekside Apartments	81	80	81
CA-1998-535	Orchard Villas	82	80	78
CA-1998-537	Vintage Knolls Senior Apartments	92	92	92
CA-1998-546	Cottonwood Senior Apartments	81	80	78
CA-1998-559	Casa Garcia	14	14	14
CA-1998-565	Kailani Village	188	182	169
CA-1998-567	San Antonio Garden	65	65	*
CA-1998-570	Casablanca Apartments	200	198	140
CA-1998-594	Blythe Street Apartments	31	31	31
CA-1998-800	Benton Green Apartments	38	37	*
CA-1998-802	Bridgeport Properties I	177	175	165
CA-1998-803	Bridgeport Properties II	244	242	233
CA-1998-804	Laurel Gardens Apartments	52	51	50
CA-1998-807	Hidden Creek Apartments	130	128	121
CA-1998-812	Camden Place Apartments	35	35	34
CA-1998-816	Teresina at Lomas Verdes	440	87	87
CA-1998-820	Hookston Sr Homes	99	99	99
CA-1998-825	Almaden Lake Village	198	50	50
CA-1998-826	Sherman Oaks Gardens & Villas	76	31	30
CA-1998-901	Somerset Glen Apartments	160	160	161
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	56
CA-1998-906	Lange Drive Family	74	74	74
CA-1998-907	The Village at 9th Apartments	240	239	200
CA-1998-908	The Village at Shaw Apartments	204	203	128

**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-1998-910	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	93
CA-1998-915	Larchmont Gardens Apartments	116	116	114
CA-1998-916	Sundale Arms	130	130	130
CA-1998-917	Blossom River Apartments	143	143	140
CA-1998-918	West Capital Courtyard II	74	74	73
CA-1998-919	Britton Courts	92	91	91
CA-1998-920	Cudahy Gardens	99	99	98
CA-1998-921	Bella Vista Apartments	148	148	143
CA-1998-922	Riverside Gardens	188	188	188
CA-1998-923	El Corazon Apartments	12	11	12
CA-1998-924	The Alhambra Apartments	160	68	68
CA-1998-925	East Bluff Apartments	142	108	140
CA-1998-929	Seasons at Chino	102	102	102
CA-1998-930	Sunset Manor Apartments	148	146	137
CA-1998-931	The Promenade	124	124	120
CA-1998-932	Casa La Palma Apartments	269	269	265
CA-1998-933	Del Nido Apartments	205	205	199
CA-1998-934	Rio Vista Apartments	158	158	154
CA-1998-936	Villa Serena Apartments	136	136	133
CA-1998-938	Palms Apartments	332	332	332
CA-1998-941	Fox Creek Apartments	126	126	122
CA-1998-942	Greenback Manor Apartments	156	156	151
CA-1998-943	Westchester Park	149	149	144
CA-1998-944	Sienna Vista (Shady Tree)	296	295	284
CA-1998-946	Phoenix Apartments	184	184	185
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	73
CA-1998-958	Owl's Landing	72	71	71
CA-1998-959	Carrington Pointe	80	79	78
CA-1998-960	Whispering Woods	406	402	400
CA-1998-961	Bedford Square	130	128	128
CA-1998-962	Palm Garden Apartments	223	223	222
CA-1998-963	Mountain View Manor Apartments	200	200	197
CA-1998-964	Liberty Village	100	98	99
CA-1998-966	Bouquet Canyon Senior Living	264	264	264
CA-1998-967	Orchard Gardens Apartments	62	61	60
CA-1998-968	Abajo Del Sol Senior Apartments	61	60	61
CA-1998-969	Mission Village Apartments	76	75	75
CA-1998-970	Villa Garcia (Island Village)	80	79	80
CA-1998-973	Cedar Tree Apartments	143	143	145
CA-1998-974	Central Park Apartments	148	148	146

**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-1998-975	Woodcreek Terrace Sr.	104	104	104
CA-1998-977	Marina Vista I	88	88	81
CA-1998-978	Marina Vista II	148	147	139
CA-1998-979	Marina Heights	152	151	135
CA-1998-980	Stockton Gardens Apartments	80	79	78
CA-1998-981	Stockton Terrace Apartments	80	79	78
CA-1998-985	Aldea Park Apartments	49	40	34
CA-1998-986	Maidu Village Phase II	84	82	83
CA-1998-987	College Park Apartments	54	53	53
CA-1998-989	President John Adams Manor	300	285	285
CA-1998-990	Stone Pine Meadow	72	71	72
CA-1998-991	The Arbors	60	59	60
CA-1998-994	Larchmont Arms Apartments	64	64	62
CA-1998-995	Friendship Estates Apartments	76	76	74
CA-1998-996	Orangewood Court Apartments	91	91	89
CA-1998-997	Clovis Senior Apartments	101	101	100
CA-1999-001	Eucalyptus View Co-operative	24	23	*
CA-1999-002	Las Palmeras	77	76	85
CA-1999-005	Hemet Vistas II	71	71	70
CA-1999-009	East Canon Perdido	7	7	6
CA-1999-014	De La Vina Frail Seniors	98	97	96
CA-1999-022	Park Plaza Senior Apartments	203	200	200
CA-1999-029	Highland Village	91	89	86
CA-1999-031	Heritage Court Apartments	31	29	29
CA-1999-036	Detroit Street Senior Housing	10	10	10
CA-1999-044	Senderos	12	12	12
CA-1999-045	Amistad	23	23	*
CA-1999-048	Templeton Place	29	28	29
CA-1999-051	Casas de Sueno	10	10	10
CA-1999-054	Addington Way Homes	2	2	2
CA-1999-055	Moro Lindo Townhomes	30	29	29
CA-1999-057	The Crossings Apartments	100	99	94
CA-1999-059	El Cerrito Townhomes	60	59	59
CA-1999-060	Wavecrest Apartments	20	19	20
CA-1999-067	Park William Apartments	31	30	30
CA-1999-080	Vista Park Senior Homes, Phase II	83	82	82
CA-1999-090	Fox Normandie Apartments	48	47	47
CA-1999-094	Tolton Court	10	10	10
CA-1999-097	Northpoint II Village Apartments	40	32	40
CA-1999-100	Monterey Pines	324	259	253
CA-1999-105	The Hoover Hotel	50	49	49
CA-1999-106	San Andreas	43	42	*
CA-1999-116	Village Crossing Apartments	196	129	193
CA-1999-121	Oak Center Apartments	77	76	77
CA-1999-144	Emerald Hill	46	45	45
CA-1999-145	Laurel Glen Apartments	64	63	63
CA-1999-160	San Joaquin Vista Apartments	48	47	47
CA-1999-167	Tara Hills Garden Apartments	60	59	60

**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-1999-168	Towne Square Apartments	51	50	57
CA-1999-170	Pismo-Buchon Apartments	11	10	10
CA-1999-173	Casa de Canoga Apartments	102	101	101
CA-1999-175	Live Oaks Garden	40	32	*
CA-1999-178	Kelley Drive Apartments	19	18	18
CA-1999-181	Diamond Cove Townhomes (Carrington Circle)	59	59	59
CA-1999-182	The Hazel Hotel (96-088)	13	13	11
CA-1999-183	The Ridge Apartments	80	79	75
CA-1999-194	Courtland City Lights	92	91	88
CA-1999-196	Sunrise Vista Apartments	56	57	*
CA-1999-200	Porvenir Estates	40	39	39
CA-1999-208	Vintage Brook Senior Apartments	148	147	148
CA-1999-215	Seeley Family Apartments	48	47	44
CA-1999-225	Park Place Apartments	80	79	79
CA-1999-242	Fullerton Residential Hotel	134	134	132
CA-1999-246	Adams City Lights	31	30	30
CA-1999-247	Piedmont & Sierra Senior Apartments	96	76	96
CA-1999-256	Truckee Riverview Homes	39	38	40
CA-1999-804	Village Avante Apartments	112	110	112
CA-1999-805	Don De Dios Apartments	70	68	70
CA-1999-806	Palo Alto Gardens	156	155	153
CA-1999-807	Citrus Tree Apartments	81	80	80
CA-1999-808	Mission Bay Apartments	120	119	117
CA-1999-810	Alpine Woods Apartments	137	136	137
CA-1999-811	North Hills Apartments	204	203	204
CA-1999-812	Del Monte Pines	365	365	349
CA-1999-813	Sycamore Woods Apartments	186	185	179
CA-1999-814	Riviera Apartments	129	128	128
CA-1999-815	Concord Greenbriar Apartments	198	198	195
CA-1999-817	Lancaster Manor Apartments	248	245	244
CA-1999-820	Van Nuys Pierce Park Apartments	430	426	423
CA-1999-823	Woodside Court Apartments	129	127	124
CA-1999-824	Shadowbrook Apartments	193	191	187
CA-1999-825	Laurel Village Apartments	41	33	29
CA-1999-827	Woodmark Apartments	173	171	167
CA-1999-830	Standiford Gardens	249	249	239
CA-1999-834	Wildomar Senior Leisure Living	176	175	79
CA-1999-835	Saratoga Senior Apts	108	107	105
CA-1999-836	Sycamore Pointe Apts	136	135	132
CA-1999-838	Sutter Terrace	99	99	98
CA-1999-839	Northgate Apartments	82	81	81
CA-1999-840	Southwest Summit Rose - Rosewood	91	89	89
CA-1999-841	The Willows Apartments	47	46	45
CA-1999-842	The Apartments at Silverado Creek	102	100	101
CA-1999-845	Watercrest Apartments	206	205	191
CA-1999-846	Thornbridge Apartments (The Gardens)	286	285	227

**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-1999-847	Watson II	83	83	81
CA-1999-849	Springdale West Apartments	410	406	405
CA-1999-851	Ridgecrest Apartments	148	147	141
CA-1999-860	Villa Serena Apartments	132	131	129
CA-1999-861	Lion Villas Apartments	272	229	229
CA-1999-863	Willow Pointe Apartments	210	208	205
CA-1999-864	Preservation I	89	87	*
CA-1999-865	Preservation II	109	104	*
CA-1999-866	Preservation III	48	44	*
CA-1999-868	Preservation V	124	118	*
CA-1999-869	Delta View Apartments	205	203	195
CA-1999-870	Park David Senior Apartments	241	240	89
CA-1999-881	Hermitage III Senior Apartments	94	93	90
CA-1999-882	Apartments	189	189	188
CA-1999-886	Papago Court / Apple Valley Apartments	48	47	47
CA-1999-892	Alegria	45	44	*
CA-1999-893	Hope Village	67	65	*
CA-1999-897	Westside Village Apartments	40	39	40
CA-1999-898	Lake Park Apartments	104	103	102
CA-1999-899	Parkwood Apartments	180	178	175
CA-1999-900	Delta Village Apartments	80	79	77
CA-1999-901	Light Tree Apartments	94	93	85
CA-1999-902	Casa Ramon Apartments	75	74	75
CA-1999-904	Carson Terrace	62	61	61
CA-1999-907	The Waterman Apartments	128	127	126
CA-1999-908	Concord-Huntington Park Apts	162	160	160
CA-1999-916	Arbor Terrace	86	85	85
CA-1999-917	The Verandas	92	91	88
CA-1999-920	Nova Pointe 1 Apartments (Phase I)	156	155	153
CA-1999-921	Nova Pointe 1 Apartments (Phase II)	130	52	48
CA-1999-922	Village Green Apartments	184	181	181
CA-1999-923	Chelsea Gardens Apartments	120	118	118
CA-1999-924	Vintage Court Sr Apartments	125	124	118
CA-1999-925	Park Sierra at Iron Horse Trail	283	57	57
CA-1999-926	Los Altos Apartments	67	27	27
CA-1999-927	Swan's Market Hall Apartments	18	17	18
CA-1999-929	Springwood	393	389	318
CA-1999-932	Bayview Courtyard	29	29	29
CA-1999-933	West Oaks Apartments	52	52	52
CA-1999-938	Mercy Village Folsom	80	80	81
CA-2000-004	Casitas del Sol	36	35	35
CA-2000-006	Dewey Hotel	43	42	*
CA-2000-013	Don Carlos Apartments	30	23	29
CA-2000-023	Villa del Guadalupe	60	59	58
CA-2000-037	Ventaliso Apartments	48	36	38
CA-2000-044	Norwood Annex	15	15	15
CA-2000-053	Simpson Arbor Apartments	83	82	*

**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-2000-075	Mountain View Townhomes	68	67	67
CA-2000-098	Esseff Village Apartments	51	50	*
CA-2000-101	Seabreeze Apartments	38	29	*
CA-2000-118	Oakley Senior Apartments	80	79	*
CA-2000-121	Angels City Lights	49	39	*
CA-2000-156	Cottonwood Creek	40	39	39
CA-2000-158	Victory Gardens	15	15	*
CA-2000-187	The Greenery Apartments	95	94	*
CA-2000-214	MORH I Housing	124	125	123
CA-2000-250	Village Pointe Apartments	200	199	*
CA-2000-263	Villa La Jolla	55	54	55
CA-2000-800	Maplewood Apartments	79	78	73
CA-2000-801	CCBA Senior Garden	45	44	45
CA-2000-804	Pacific Palms Apartments	139	137	137
CA-2000-806	Brookhollow Apartments	188	85	85
CA-2000-807	Mission Village Terrace	84	83	84
CA-2000-808	Grace Avenue Housing	84	83	83
CA-2000-809	The Villaggio II	65	64	64
CA-2000-816	Coggins Square Apartments	87	87	82
CA-2000-820	Quail Run	200	199	192
CA-2000-822	Steinbeck Commons Apartments	100	99	99
CA-2000-824	Shadow Palms Apartments	144	143	141
CA-2000-825	Eastridge Apartments	80	78	80
CA-2000-827	Cottage Estates	152	152	*
CA-2000-828	Rancho Carrillo Apartments	116	76	76
CA-2000-831	Regency Centre	100	99	98
CA-2000-832	St. Regis Park	119	118	107
CA-2000-835	Orange Grove Apartments	24	23	24
CA-2000-838	Vintage Chateau Senior Apartments	240	239	237
CA-2000-840	Laurel Glen	128	127	128
CA-2000-846	Woodstone Apartments	56	55	55
CA-2000-849	Paulin Creek Apartments	48	44	44
CA-2000-850	Misty Village Apartments	24	23	*
CA-2000-856	Tahoe Valley Townhomes	70	68	69
CA-2000-857	Santa Ana Towers	200	199	199
CA-2000-858	Main Street Plaza	110	109	110
CA-2000-863	Stone Creek Apartments	120	119	118
CA-2000-864	Bijou Woods Apartments	92	90	90
CA-2000-865	Park Sequoia	81	80	79
CA-2000-866	University Gardens Apartments	113	111	*
CA-2000-868	Stuart Drive Apts. & Rose Garden Apartments	239	239	237
CA-2000-870	Park Glenn Senior Apartments	18	17	18
CA-2000-876	Le Mirador Senior Apartments	141	140	136
CA-2000-877	Sienna Senior Apartments	140	139	132
CA-2000-884	Heritage Park at Hilltop	192	190	190
CA-2000-893	Clayton Crossing (formerly known as Driftwood Apts)	296	296	275

**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-2000-902	Plum Tree Apartments	70	69	69
CA-2000-903	Magnolia City Lights	54	53	52
CA-2000-904	Harbor City Lights	56	55	55
CA-2000-905	Normandy Park Senior Apartments	116	92	92
CA-2000-907	Park Place Apartments	142	141	141
CA-2000-912	Heritage Villas Senior Housing	143	142	134
CA-2000-913	Virginia Lane Apartments	91	89	89
CA-2001-800	River Court Apartments	160	80	77
CA-2001-802	Heritage Park on Woodman	155	153	151
CA-2001-804	Iris Gardens	120	118	118
CA-2001-805	Pavilion Apartments	132	129	130
CA-2001-807	Helzer Courts Apartments	155	154	152
CA-2001-834	Charter Oaks Apartments	75	74	*
CA-2001-835	1045 Mission Apartments	258	55	55
CA-2001-844	Vintage Gardens Senior Apartments	188	187	186
CA-2001-853	Stone Pine Meadow	72	71	*
CA-2001-866	Rowland Heights Apartments	144	142	137
CA-2001-868	Terracina at Wildhorse	70	41	63
CA-2001-886	Kimball Court	95	94	95
CA-2001-889	Autumnwood Apartments	160	158	*
CA-2001-890	Cypress Cove Apartments	200	198	198
CA-2001-891	Poinsettia Station Apartments	92	91	90
CA-2001-895	Playa del Alameda Apartments	40	39	39
CA-2001-917	Park West Apartments	256	180	*
CA-2002-814	Canyon Run Apartments	51	50	*

# **APPENDIX D**

## **PROGRAM DESCRIPTION**

**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**

915 CAPITOL MALL, ROOM 485  
SACRAMENTO, CA 95814  
TELEPHONE: (916) 654-6340  
FAX: (916) 654-6033



Jeanne L. Peterson  
Executive Director

**MEMBERS:**  
Philip Angelides, Chair  
State Treasurer

Timothy Gage  
Director of Finance

Kathleen Connell  
State Controller

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

The California Tax Credit Allocation Committee ("Committee" or "TCAC") administers two low-income housing tax credit programs -- a federal program and a state program. Both programs were authorized to encourage private investment in 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 the project for which the credits are awarded. Tax credits are allocated based on the cost basis of the project, including hard and soft development costs associated with building the project. Land costs cannot be included in determining the amount of credits needed.

### **Rent and Income Restrictions**

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

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.

