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*CALIFORNIA TAX CREDIT ALLOCATION  
COMMITTEE*

*2002 Annual Report*



**PHILIP ANGELIDES**  
Treasurer  
State of California

*CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE*

*2002 Annual Report*

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

*April 2003*

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

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## TABLE OF CONTENTS

EXECUTIVE SUMMARY – 2002 Program Highlights	1
I. PROGRAM OVERVIEW	3
II. RESULTS OF THE 2002 PROGRAM	4
III. KEY EVENTS DURING 2002	7
IV. PROGRAM RESULTS: 1987 THROUGH 2002	7
V. MONITORING – PROJECT PERFORMANCE AND COMPLIANCE	14

### APPENDICES

A. 2002 ALLOCATION INFORMATION	
B. 1987 – 2002 ALLOCATION SUMMARY	
C. 1987 – 2002 COMPLIANCE REPORT – OCCUPANCY DATE	
D. PROGRAM DESCRIPTION	

This is the annual report of the California Tax Credit Allocation Committee for the calendar year 2002 and, as such, represents development and compliance reporting for that and previous years. Several changes are anticipated for 2003 and beyond in determining priorities and methodologies of awarding credit.

## **EXECUTIVE SUMMARY – 2002 Program Highlights**

### *Tax Credit Units in California Exceed 154,000*

In 2002, the California Tax Credit Allocation Committee (“TCAC” or “the Committee”) allocated over \$60 million in competitive federal tax credit to 68 low-income housing projects. Additionally, more than \$91 million in state credit was allocated to 24 projects. Forty-two family projects, seven senior projects, six single room occupancy projects, five at-risk projects and eight special needs projects were allocated credit. A total of 5,392 additional affordable housing units will be built with the 2002 ceiling amount, bringing the total aggregate number of units in the competitive, 9% program in California to 82,655. When including tax-exempt bond financed units, the total aggregate number of units assisted with tax credits is 154,600.

### *Demand for Tax Credits Remains High*

Applications for competitive credit received during the year totaled 254 (as compared to 174 in 2001), with 68, or 27%, receiving a tax credit allocation. The demand over supply for tax credits in 2002 was higher to that of 2001 when 39% of all applications received credit allocations. The total dollar amount of federal credit requested was \$228.2 million, while the amount available to allocate was \$60 million or 26% 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 2002 geographic targets compared with the credit allocated:

**TABLE 1**  
**2002 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%	7.35%	5.83%
Contra Costa	2.20%	0.00%	0.00%
Los Angeles	39.70%	38.60%	30.58%
Orange	8.00%	3.43%	2.72%
Riverside	2.00%	1.91%	6.59%
Sacramento	4.20%	4.33%	3.43%
San Bernardino	3.90%	2.08%	5.01%
San Diego	10.30%	7.85%	6.22%
San Francisco	4.60%	5.02%	3.98%
Santa Clara	4.40%	6.99%	5.54%
San Mateo	2.00%	1.25%	0.99%
Other Counties	13.20%	21.19%	29.11%
<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 2002, the Committee reserved credit for 130 projects financed with the proceeds of tax-exempt bonds, as opposed to 122 projects reserved credit in 2001. The tax-exempt bond projects funded in 2002 resulted in fewer low income units but were reserved more credits than the projects funded in 2001. The 130 projects funded in 2002 were reserved \$62,496,901 in annual federal tax credit, and will produce 12,574 low-income units.

*Monitoring Activities*

In 2002, the Committee conducted monitoring activities at 461 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 461 development inspected, 127, or 27%, were found to have no incidents of non-compliance. The remaining 334 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 timely income recertifications. Of the 6,933 files inspected, 6,905 or 99.6% 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 2002 as well as prior program years. Appendix D contains a summary description of the tax credit programs.

### *The Tax Credit Programs*

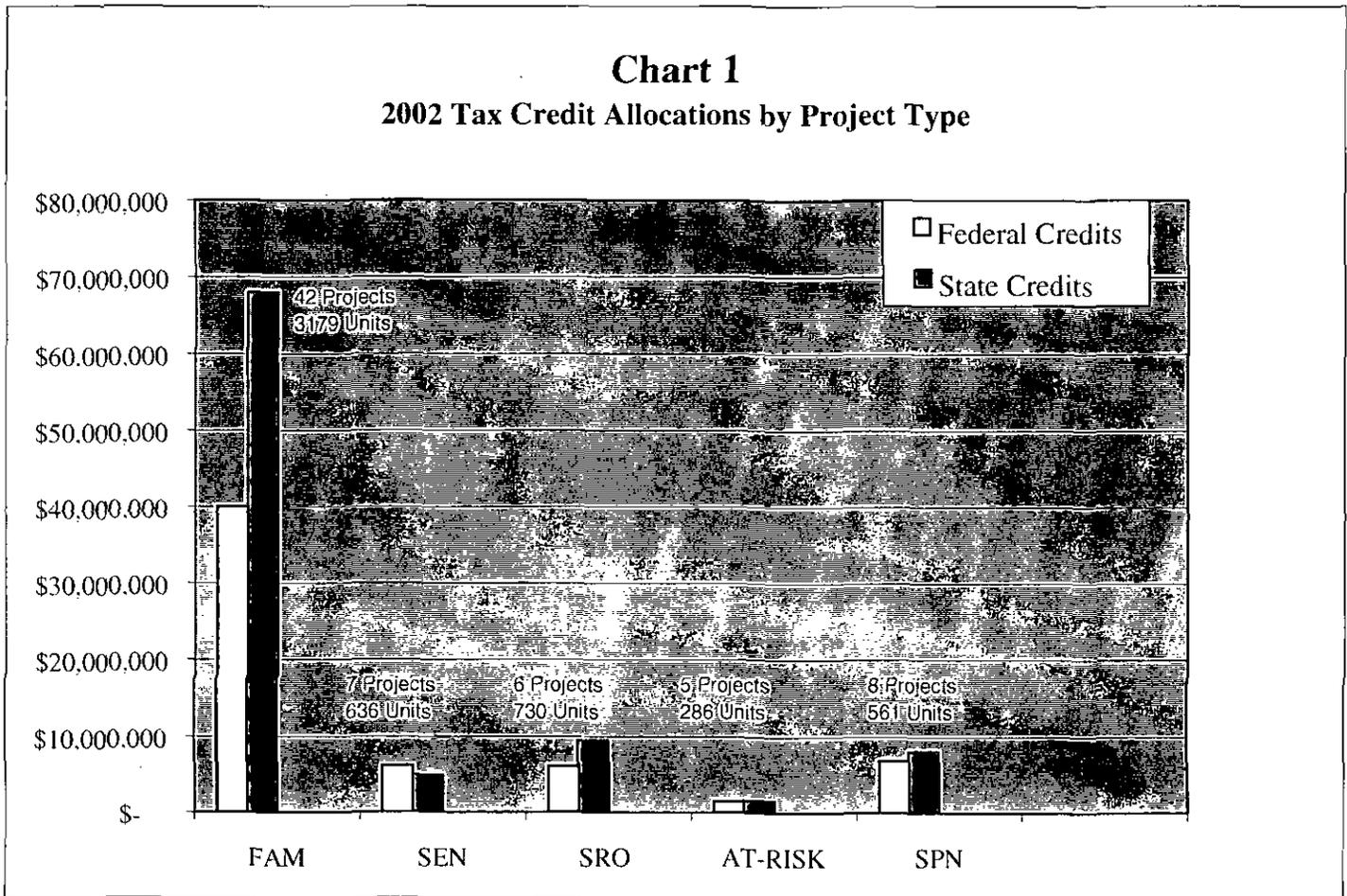
The California Health and Safety Code reiterates that the Committee shall adopt a Qualified Allocation Plan ("QAP"), as required by federal law (IRC Section 42), that specifically addresses project selection criteria. The state statute requires consideration of the following factors when allocating credit:

- (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 2002 PROGRAM

In 2002, the per capita federal credit ceiling was \$60,376,977 (or a total of \$603,769,770 of federal credit available for investors over a ten-year period). In addition to the per capita credit, \$429,000 was available to reallocate from credit returned to the Committee and \$51,634 was available from the "national pool", that is from unsued credit of other states that is divided amongst those states that have allocated all their credit in the preceding year.

**Chart 1**  
**2002 Tax Credit Allocations by Project Type**



*Applications*

In 2002, applicants requested approximately \$228.2 million in federal credit and \$231.2 million in state credit, far exceeding the approximate \$60 million available in federal credit and the \$105 million available in state credit. Of these 254 applications, a total of 68 received credit reservations.

Table A-1 in Appendix A provides a summary listing by county of all projects allocated credit in 2002. The 2002 federal tax credits assisted 68 projects in 27 counties. State tax credits assisted 24 projects in 17 counties.

Chart 1 breaks down the 2002 allocations by project type. Of the 68 projects that received an allocation, 42 are designed for large families (3-bedroom or larger units comprised at least 30% of totals project units), 7 are designed for seniors, 6 provide Single Room Occupancy units, 5 projects “at risk” of conversion to market rate, and 8 are targeted for residents with special needs. The project and unit counts do not include tax-exempt bond financed projects.

**Chart 2**  
**2002 Unit Distribution by Construction Type**

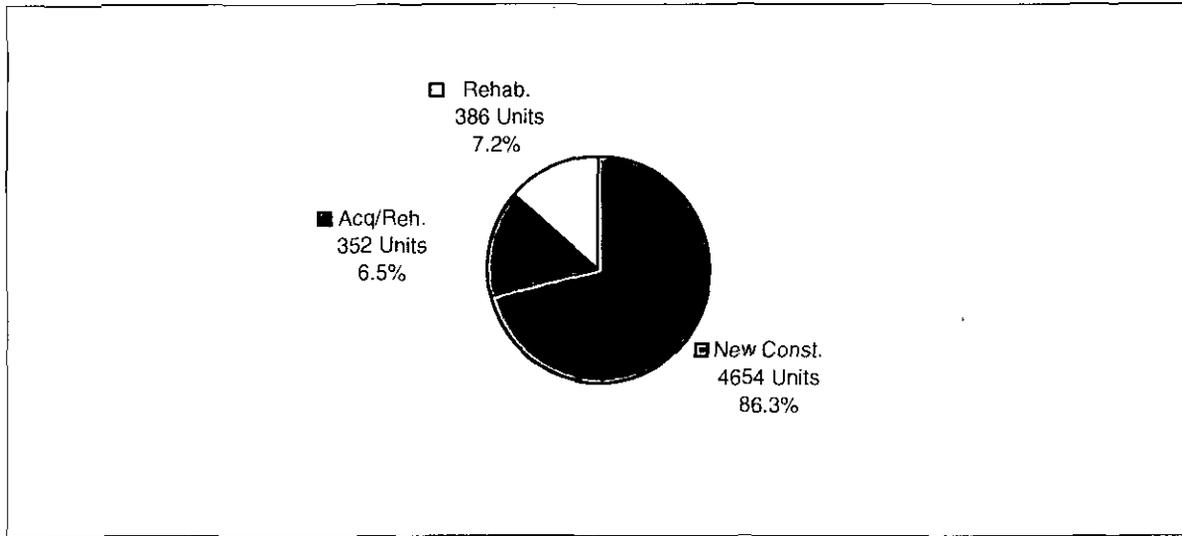


Chart 2 shows the number of 2002 units and projects by construction type, not including the tax-exempt bond financed projects. Projects awarded credit contain 5,518 total units, 5,392 of them low-income. Over 4,600 of these units will be newly constructed, and nearly 750 existing units will be rehabilitated.

**Table 2**  
**2002 Allocations by Set-Aside**

Set-Aside	Projects	Total Units	Federal Allocation	% of Total	State Allocation	% of Total
At-Risk	4	215	\$1,356,999	2.25%	\$1,547,750	1.69%
RHS	5	269	\$2,165,881	3.59%	\$7,258,890	7.90%
Nonprofit	4	381	\$4,874,031	8.06%	\$5,481,706	5.97%
Nonprofit HAA	5	289	\$2,655,089	4.39%	\$1,258,130	1.37%
Rural	12	909	\$10,291,617	17.00%	\$16,608,151	18.07%
Small Development	4	71	\$1,411,498	2.34%	\$0	0%
General Pool	34	3258	\$37,715,254	62.37%	\$59,773,391	65.00%
<b>Total</b>	<b>68</b>	<b>5392</b>	<b>\$60,470,369</b>	<b>100.00%</b>	<b>\$91,928,018</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 12.45% of the federal credit and 7.34% of the state credit was allocated to qualifying nonprofit sponsors. Over 20% of federal credit and of state credit available went to rural projects. 2.34% of federal credit and no state credits were awarded to small development projects.

**Table 3**  
**Credits per Unit: 1997-2002**

	1997	1998	1999	2000	2001	2002
Federal Credits	\$41,111,674	\$44,093,456	\$43,349,765	\$50,672,338	\$52,078,900	\$60,302,560
State Credits	\$33,913,70	\$50,234,029	\$52,308,356	\$56,040,292	\$35,918,710	\$91,928,018
Federal Credits/unit	\$7,385	\$7,702	\$8,728	\$8,942	\$9,962	\$10,959
State Credits/unit	\$24,504	\$18,775	\$10,531	\$25,266	\$23,099	\$16,660

*Federal Credits-Per-Unit Increases in 2002*

Table 3 summarizes data on credits-per-unit for projects allocated ceiling credit from 1997 through 2002.

**III. KEY EVENTS DURING 2002**

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

In 2002, the Committee reserved credit for 130 projects financed with the proceeds of tax-exempt bonds. While the Committee funded 21 more projects in 2002 than in the preceding year, these projects generated 1,439 fewer low income units than in 2001. This is a continuation of the significant increase in the demand for credit combined with tax-exempt bond financing which began in 1997, and represents a significant workload increase for Committee staff.

**IV. PROGRAM RESULTS: 1987 THROUGH 2002**

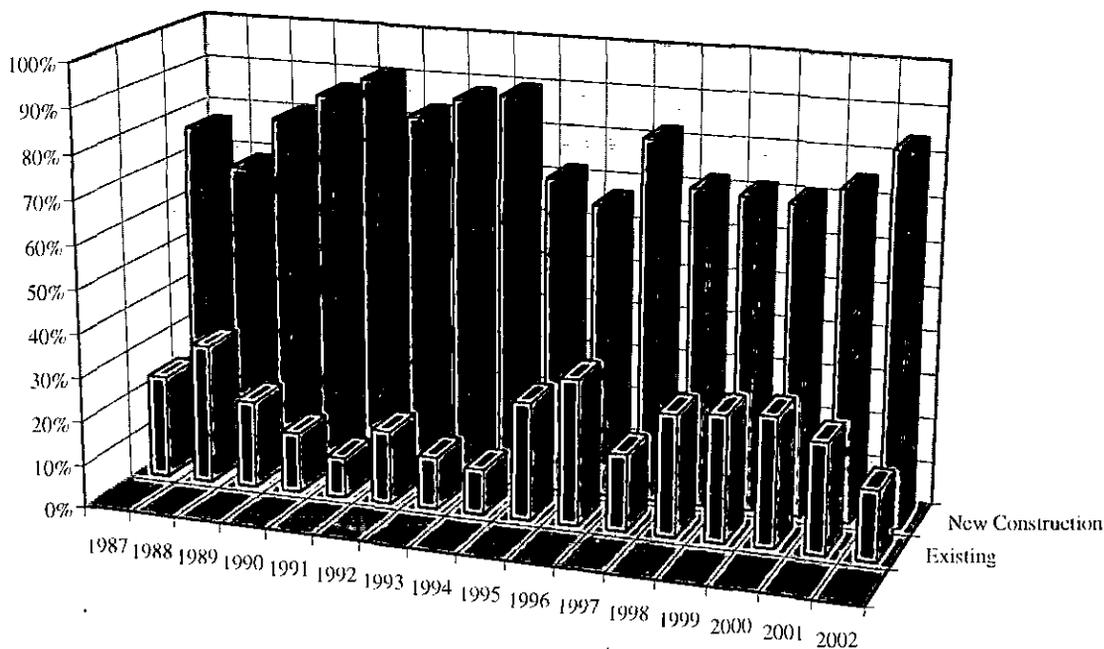
The existing portfolio of tax credit ceiling projects encompasses total annual federal allocations of \$638 million in 1,378 projects with 82,655 affordable housing units. A total of 468 of these projects used state credits totaling more than \$655 million. An additional 71,945 affordable housing units in 665 projects have received credit by financing with tax-exempt bonds, for a total of 154,600 units. TCAC estimates that some \$4.5 billion in project equity has been, or will be, raised from the allocations of federal and state tax credits. 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 2.5 to 1. In 2002, \$91 million in state credits were allocated with a demand of over \$231 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 2002. While the percentage of new construction projects has shown a slight increase, these projects continue to far out-pace rehabilitation projects.

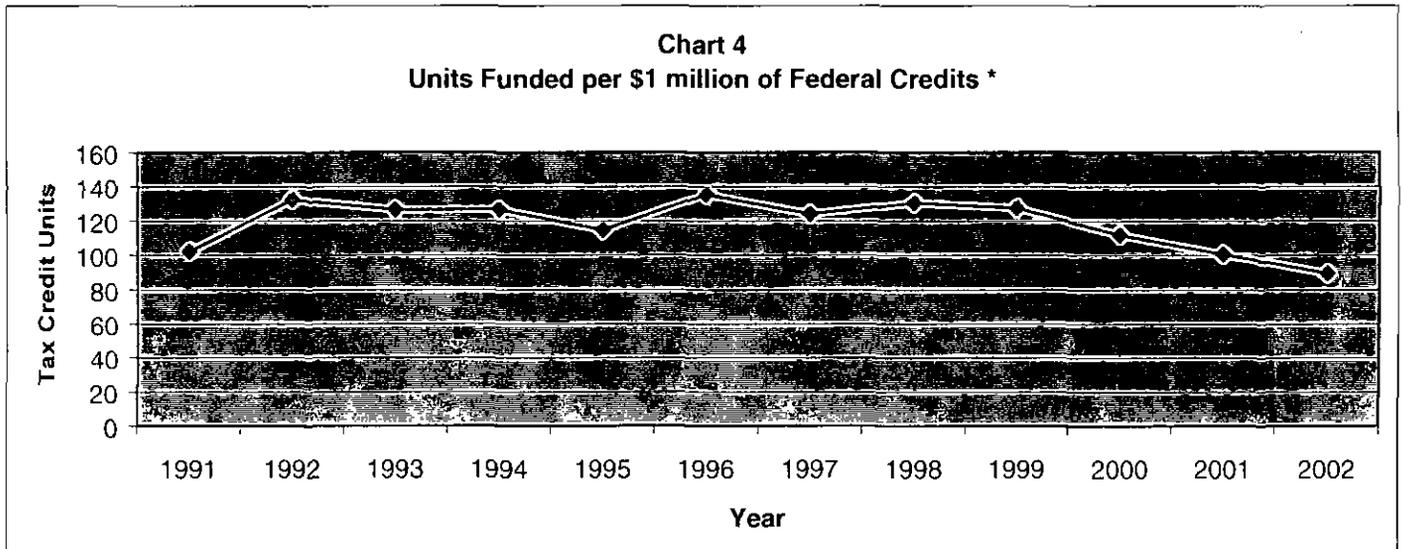


Chart 4 reflects the number of units expected to be produced per million dollars of tax credit in program years 1991 through 2002.

\* 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 76 units in 2002. 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 122 units in 2002. 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 91 units in 2002. 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 70 units in 2002. 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 2002, their average size was 57 units.

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

<b>Project Type</b>	<b>1987-1989</b>		<b>1990-2002</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%	47,368	58.70%	56.24%
SRO	1,253	8.62%	10,698	13.25%	12.55%
Senior	4,589	31.55%	15,266	18.92%	20.85%
Special Needs	89	0.61%	3,837	4.76%	4.12%
Non-Targeted	2,411	16.58%	1,052	1.31%	3.64%
At-Risk	0	0.00%	2,474	3.06%	2.60%
<b>Total</b>	<b>14,543</b>	<b>100.00%</b>	<b>80,695</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 1990-2002.

In contrast to 1987-1989 projects, projects receiving Credit since 1990 possess characteristics that meet or exceed program goals. Nearly 60% of the 1990-2002 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**  
**1990-2002**

<u>Setaside</u>	<u>Projects</u>	<u>% of Total</u>	<u>Units</u>	<u>% of Total</u>
FmHA/RHS	70	6.40%	3,217	3.96%
Rural	193	17.65%	13,409	16.50%
Small Development	72	6.59%	959	1.18%
Nonprofit	327	29.89%	22,746	27.98%
Nonprofit HAA	29	2.65%	1,456	1.79%
General	389	35.56%	37,608	46.26%
At-Risk*	14	1.26%	1,910	2.33%
<b>Total</b>	<b>1094</b>	<b>100.00%</b>	<b>81,305</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 1990-2002. The At-Risk set-aside was established in 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, 2002. 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 34% of the federal and state tax credits. In total, Annual federal credit of over \$225 million and total state credit of nearly \$55 million have been allocated to 508 projects in Los Angeles County, which will result in over 34,000 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: 1987-2002**

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
2002	\$60,302,560	\$60,302,560	68 5518	\$105,652,910	\$91,928,018*	24 2492

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.

\* In addition to the \$91,928,018 state credit allocated in 2002, \$13,630,399 of 2003 state credit was forward committed in 2002.

*Demand for Credits*

In 2002, 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 2003, 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 2002. 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 2002 compliance monitoring activities. Table C-1 in Appendix C lists occupancy information received from project owners for all "placed-in-service" projects. Of the 6,933 units reviewed for compliance, 28 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 2002, 334 projects were cited with notices of "non-compliance," and 127 projects were determined to have no irregularities. In total, 91 findings were reported to the IRS from completed inspections occurring in 2002.

## 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 2002, Committee staff conducted file inspections for approximately 33% of projects in the portfolio. Of the 6,933 files inspected, low-income tenants occupied 6,905, or 99.6% 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 2002

#### BY YEAR OF ALLOCATION

	1987-90	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	Total
<b>Projects Inspected</b>	78	23	42	60	55	53	35	38	26	36	12	3	<b>461</b>
<b>Total Units</b>	5397	1252	3314	4677	4024	5112	2411	3289	3280	3873	1174	402	<b>38204</b>
<b>Required Low Income Units</b>	4454	1155	2657	4204	3877	4689	2299	3035	2565	3720	1054	170	<b>33879</b>
<b>Unit Files Inspected</b>	916	241	545	863	791	959	471	619	521	758	214	35	<b>6933</b>
<b>Inspected Units with Low-Income Occupants</b>	912	239	543	863	787	957	470	617	515	753	214	35	<b>6905</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*

*2002 ALLOCATION INFORMATION*

**Table A-1**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**2002 9% Tax Credit Allocations by County**

County	Projects	Total Units	Low Income Units	Federal Allocation	% of Fed Total	State Allocation	% of State Total
Alameda	3	230	227	\$3,523,108	5.84%	\$10,911,587	11.87%
Butte	1	72	71	\$97,638	0.16%	\$0	0.00%
Fresno	2	173	171	\$1,606,199	2.66%	\$0	0.00%
Humboldt	1	64	63	\$639,659	1.06%	\$2,312,020	2.52%
Kern	2	258	256	\$2,779,911	4.61%	\$0	0.00%
Kings	2	123	120	\$1,289,385	2.14%	\$2,673,768	2.91%
Los Angeles	20	1424	1397	\$18,493,426	30.67%	\$5,046,547	5.49%
Madera	1	81	80	\$608,642	1.01%	\$2,199,080	2.39%
Marin	1	59	58	\$674,460	1.12%	\$0	0.00%
Mendocino	1	64	63	\$649,259	1.08%	\$2,346,720	2.55%
Monterey	1	92	91	\$868,453	1.44%	\$0	0.00%
Orange	2	178	175	\$1,644,025	2.73%	\$0	0.00%
Riverside	5	400	395	\$3,985,641	6.61%	\$10,685,168	11.62%
Sacramento	2	260	218	\$1,905,432	3.16%	\$5,151,280	5.60%
San Bernardino	3	262	259	\$3,028,136	5.02%	\$6,229,635	6.78%
San Diego	3	254	250	\$3,760,514	6.24%	\$5,346,471	5.82%
San Francisco	3	445	435	\$2,404,566	3.99%	\$17,152,150	18.66%
San Joaquin	1	156	155	\$1,250,790	2.07%	\$4,390,964	4.78%
San Mateo	1	32	31	\$598,369	0.99%	\$0	0.00%
Santa Clara	3	270	267	\$3,349,944	5.56%	\$4,931,389	5.36%
Santa Cruz	1	48	47	\$908,266	1.51%	\$0	0.00%
Shasta	1	81	80	\$707,472	1.17%	\$2,557,128	2.78%
Sonoma	2	158	155	\$2,208,045	3.66%	\$5,481,706	5.96%
Stanislaus	2	99	97	\$873,467	1.45%	\$3,157,093	3.43%
Tehama	1	52	51	\$161,789	0.27%	\$0	0.00%
Tulare	2	159	157	\$1,910,994	3.17%	\$0	0.00%
Ventura	1	24	23	\$374,970	0.62%	\$1,355,312	1.47%
<b>27 Counties</b>	<b>68</b>	<b>5518</b>	<b>5392</b>	<b>\$60,302,560</b>	<b>100.00%</b>	<b>\$91,928,018</b>	<b>100.00%</b>

Table A-2  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**2002 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
02-001	Hollywood Western Apartments	General Pool	NC	60	59	\$911,341	\$0	Hollywood	Los Angeles
02-002	Harold Way Apartments	General Pool	NC	51	50	\$742,884	\$0	Hollywood	Los Angeles
02-003	Aliso Village Apartments	General Pool	NC	201	200	\$3,182,273	\$0	Los Angeles	Los Angeles
02-004	Santa Cruz Terrace	General Pool	NC	48	47	\$732,333	\$0	Los Angeles	Los Angeles
02-005	Apple Tree Village	General Pool	NC	125	120	\$1,640,801	\$0	Los Angeles	Los Angeles
02-006	ML Shepard Manor Senior Housing	General Pool	NC	90	89	\$858,405	\$0	Los Angeles	Los Angeles
02-008	St. George Hotel	NPHA	AR	88	86	\$804,879	\$0	Los Angeles	Los Angeles
02-009	Nueva Vista	Nonprofit	NC	48	47	\$908,266	\$0	Santa Cruz	Santa Cruz
02-010	Mission Palms	General Pool	NC	107	106	\$914,269	\$3,304,587	Rubidoux	Riverside
02-014	Tully Gardens Phase II	General Pool	NC	152	151	\$1,666,754	\$0	San Jose	Santa Clara
02-023	California Avenue Senior Housing	Nonprofit	NC	180	179	\$1,757,720	\$0	Bakersfield	Kern
02-028	Brownstone Hotel	NPHA	RC	48	47	\$348,083	\$1,258,130	Los Angeles	Los Angeles
02-033	Westgate Gardens	At-Risk	AR	100	99	\$527,414	\$0	Fountain	Fresno
02-037	Fountain Valley Senior Apartments	General Pool	NC	156	154	\$1,317,517	\$0	Valley	Orange
02-041	Aliso Village II Apartments	General Pool	NC	176	175	\$3,014,803	\$0	Los Angeles	Los Angeles
02-045	Casa Figueroa	General Pool	NC	49	48	\$780,693	\$0	Los Angeles	Los Angeles
02-048	The EADS Apartments	General Pool	RC	36	35	\$578,143	\$0	Los Angeles	Los Angeles
02-049	Fallbrook View Apartments	General Pool	NC	80	79	\$1,313,911	\$0	Fallbrook	San Diego
02-051	Los Girasoles	General Pool	NC	11	11	\$210,327	\$0	Los Angeles	Los Angeles
02-056	Nugent Square	General Pool	NC	32	31	\$598,369	\$0	East Palo Alto	San Mateo
02-058	Whitmore Oaks Apartments	General Pool	NC	53	52	\$445,252	\$1,609,343	Ceres	Stanislaus
02-063	Peppertree Apartments	Rural	NC	81	80	\$848,763	\$3,067,819	Banning	Riverside
02-069	El Palmar Apartments	Rural	NC	81	80	\$739,742	\$2,673,768	Avenal	Kings
02-071	Northgate Apartments	General Pool	NC	42	41	\$668,837	\$2,417,485	Oakland	Alameda
02-075	Hamilton Transitional Housing	NPHA	NC	59	58	\$674,460	\$0	Novato	Marin
02-076	Churchill Downs Apartments	General Pool	NC	204	163	\$1,425,384	\$5,151,280	Sacramento	Sacramento
02-077	Impressions at Valley Center	General Pool	NC	100	99	\$998,814	\$3,187,203	Victorville	Bernardino
02-078	The Tides	General Pool	NC	36	35	\$471,274	\$0	Los Angeles	Los Angeles
02-079	North Beach Place	General Pool	NC	341	333	\$1,350,000	\$17,152,150	San Francisco	San Francisco
02-090	Regency Place Senior Apartments	Rural	NC	81	80	\$707,472	\$2,557,128	Anderson	Shasta

**Table A-2**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**2002 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
02-091	Banning Family Apartments	Rural	NC	81	80	\$969,462	\$0	Banning	Riverside
02-094	Bakersfield Family Apartments	General Pool	NC	78	77	\$1,022,191	\$0	Bakersfield	Kern
02-096	Suncrest Apartments	Rural	NC	81	80	\$842,582	\$3,042,432	Barstow	Bernardino
02-104	Villa Monterey Apartments	Rural	NC	81	80	\$848,792	\$3,067,924	Blythe	Riverside
02-110	Plaza Grande	General Pool	NC	92	91	\$868,453	\$0	Salinas	Monterey
02-111	Casa Puleta Apartments	General Pool	NC	54	53	\$866,603	\$0	San Diego	San Diego
02-117	The Courtyards at Arcata	Rural / RHS	NC	64	63	\$639,659	\$2,312,020	Arcata	Humboldt
02-118	Almond Terrace Apartments	At Risk	AR	46	45	\$428,215	\$1,547,750	Ceres	Stanislaus
02-121	Summerville Village	Rural / RHS	NC	64	63	\$649,259	\$2,346,720	Ukiah	Mendocino
02-123	Maryland Heights	General Pool	NC	49	48	\$983,616	\$0	Los Angeles	Los Angeles
02-124	Sunset City Lights	Small Development	NC	16	15	\$241,857	\$0	Los Angeles	Los Angeles
02-129	Temple City Lights	General Pool	NC	78	76	\$675,562	\$0	Los Angeles	Los Angeles
02-132	Emerald Park	Small Development	NC	21	20	\$421,716	\$0	Los Angeles	Los Angeles
02-138	HomeSafe San Jose	NPHA	NC	25	24	\$328,586	\$0	San Jose	Santa Clara
02-145	Saltair Place	Rural	NC	42	40	\$549,643	\$0	Corcoran	Kings
02-156	Villas Oscar Romero	Rural / RHS	NC	50	49	\$404,355	\$1,244,838	Mecca	Riverside
02-165	Metro Villas	General Pool	NC	120	118	\$1,580,000	\$5,346,471	San Diego	San Diego
02-175	Cypress Ridge	Nonprofit	NC	122	120	\$1,642,481	\$5,481,706	Santa Rosa	Sonoma
02-177	Wilford Lane Village	Nonprofit	NC	36	35	\$565,564	\$0	Cotati	Sonoma
02-189	Dudley Apartments	NPHA	RC	75	74	\$499,081	\$0	San Francisco	San Francisco
02-199	Meta Street Apartments	Rural / RHS	NC	24	23	\$374,970	\$1,355,312	Oxnard	Ventura
02-203	Valle Verde Apartments	Rural	NC	73	72	\$1,078,785	\$0	Orange Cove	Fresno
02-204	421 Turk Street Apartments	General Pool	NC	29	28	\$555,485	\$0	San Francisco	San Francisco
02-212	Rosedale Way Apartments	Rural	NC	81	80	\$608,642	\$2,199,080	Madera	Madera
02-215	Park View Village	Rural	NC	81	80	\$974,966	\$0	Porterville	Tulare
02-219	Wyoming Senior Apartmetns	General Pool	NC	22	21	\$326,508	\$0	Westminster	Orange
02-223	Mandela Gateway	General Pool	NC	168	166	\$2,614,690	\$8,494,102	Oakland	Alameda
02-226	Villages at Cabrillo - Phase II	General Pool	NC	204	200	\$1,146,511	\$3,788,417	Long Beach	Los Angeles
02-229	Tierra Encantada	General Pool	NC	93	92	\$1,354,604	\$4,931,389	San Jose	Santa Clara
02-231	Red Bluff Meadows	At Risk	AR	52	51	\$161,789	\$0	Red Bluff	Tehama

**Table A-2**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**2002 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>
02-233	Oroville Manor	Rural / RHS	AR	72	71	\$97,638	\$0	Oroville	Butte
02-238	Adelanto Springs Village	Rural	NC	81	80	\$1,186,740	\$0	Adelanto	Bernardino
02-239	Saybrook Apartments	General Pool	RC	56	55	\$480,048	\$0	Sacramento	Sacramento
02-244	Hotel Stockton	General Pool	RC	156	155	\$1,250,790	\$4,390,964	Stockton	San Joaquin
02-246	Porterville Family Apartments	Rural	NC	78	77	\$936,028	\$0	Porterville	Tulare
02-250	Broadway Vistas	Small Development	NC	21	20	\$421,889	\$0	Los Angeles	Los Angeles
02-252	Casa De Las Flores	At Risk	RC	20	20	\$239,581	\$0	Oakland	Alameda
02-253	Broadway Village I Apartments	Small Development	NC	16	16	\$326,036	\$0	Los Angeles	Los Angeles
<b>Total of 68 Projects</b>				<b>5518</b>	<b>5392</b>	<b>\$60,302,560</b>	<b>\$91,928,018</b>		

**Table A-3**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**2002 Tax Credit Allocations by Setaside**

TCAC#	Project Name	Low Income Units	Federal Allocation	State Allocation	City	County	Target Population
<b>Allocations from the At-Risk Setaside</b>							
02-118	Almond Terrace Apartments	45	\$428,215	\$1,547,750	Ceres	Stanislaus	At-Risk
02-231	Red Bluff Meadows	51	\$161,789	\$0	Red Bluff	Tehama	At-Risk
02-252	Casa De Las Flores	20	\$239,581	\$0	Oakland	Alameda	At-Risk
02-033	Westgate Gardens	99	\$527,414	\$0	Fresno	Fresno	At-Risk
	<b>Total of 4 Projects</b>	<b>215</b>	<b>\$1,356,999</b>	<b>\$1,547,750</b>			
<b>Allocations from the General Pool</b>							
02-001	Hollywood Western Apartments	59	\$911,341	\$0	Hollywood	Los Angeles	Large Family
02-002	Harold Way Apartments	50	\$742,884	\$0	Hollywood	Los Angeles	Special Needs
02-003	Aliso Village Apartments	200	\$3,182,273	\$0	Los Angeles	Los Angeles	Large Family
02-004	Santa Cruz Terrace	47	\$732,333	\$0	Los Angeles	Los Angeles	Large Family
02-005	Apple Tree Village	120	\$1,640,801	\$0	Los Angeles	Los Angeles	Special Needs
02-006	ML Shepard Manor Senior Housing	89	\$858,405	\$0	Los Angeles	Los Angeles	Seniors
02-010	Mission Palms	106	\$914,269	\$3,304,587	Rubidoux	Riverside	Seniors
02-014	Tully Gardens Phase II	151	\$1,666,754	\$0	San Jose	Santa Clara	Single Room
02-037	Fountain Valley Senior Apartments	154	\$1,317,517	\$0	Fountain Valley	Orange	Seniors
02-041	Aliso Village II Apartments	175	\$3,014,803	\$0	Los Angeles	Los Angeles	Large Family
02-045	Casa Figueroa	48	\$780,693	\$0	Los Angeles	Los Angeles	Large Family
02-048	The EADS Apartments	35	\$578,143	\$0	Los Angeles	Los Angeles	Large Family
02-049	Fallbrook View Apartments	79	\$1,313,911	\$0	Fallbrook	San Diego	Large Family
02-051	Los Girasoles	11	\$210,327	\$0	Los Angeles	Los Angeles	Large Family
02-056	Nugent Square	31	\$598,369	\$0	East Palo Alto	San Mateo	Large Family
02-058	Whitmore Oaks Apartments	52	\$445,252	\$1,609,343	Ceres	Stanislaus	Seniors
02-071	Northgate Apartments	41	\$668,837	\$2,417,485	Oakland	Alameda	Large Family
02-076	Churchill Downs Apartments	163	\$1,425,384	\$5,151,280	Sacramento	Sacramento	Large Family
02-077	Impressions at Valley Center	99	\$998,814	\$3,187,203	Victorville	San Bernardino	Large Family
02-078	The Tides	35	\$471,274	\$0	Los Angeles	Los Angeles	Seniors
02-079	North Beach Place	333	\$1,350,000	\$17,152,150	San Francisco	San Francisco	Large Family

**Table A-3**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**2002 Tax Credit Allocations by Setaside**

TCAC#	Project Name	Low	Federal	State Allocation	City	County	Target Population
		Income	Allocation				
		Units					
02-094	Bakersfield Family Apartments	77	\$1,022,191	\$0	Bakersfield	Kern	Large Family
02-110	Plaza Grande	91	\$868,453	\$0	Salinas	Monterey	Single Room
02-111	Casa Puleta Apartments	53	\$866,603	\$0	San Diego	San Diego	Large Family
02-123	Maryland Heights	48	\$983,616	\$0	Los Angeles	Los Angeles	Large Family
02-129	Temple City Lights	76	\$675,562	\$0	Los Angeles	Los Angeles	Large Family
02-165	Metro Villas	118	\$1,580,000	\$5,346,471	San Diego	San Diego	Large Family
02-204	421 Turk Street Apartments	28	\$555,485	\$0	San Francisco	San Francisco	Large Family
02-219	Wyoming Senior Apartmetns	21	\$326,508	\$0	Westminster	Orange	Seniors
02-223	Mandela Gateway	166	\$2,614,690	\$8,494,102	Oakland	Alameda	Large Family
02-226	Villages at Cabrillo - Phase II	200	\$1,146,511	\$3,788,417	Long Beach	Los Angeles	Single Room
02-229	Tierra Encantada	92	\$1,354,604	\$4,931,389	San Jose	Santa Clara	Large Family
02-239	Saybrook Apartments	55	\$480,048	\$0	Sacramento	Sacramento	Large Family
02-244	Hotel Stockton	155	\$1,250,790	\$4,390,964	Stockton	San Joaquin	Single Room
	<b>Total of 34 Projects</b>	<b>3258</b>	<b>\$37,547,445</b>	<b>\$59,773,391</b>			
<b>Allocations from the Nonprofit Setaside</b>							
02-009	Nueva Vista	47	\$908,266	\$0	Santa Cruz	Santa Cruz	Large Family
02-023	California Avenue Senior Housing	179	\$1,757,720	\$0	Bakersfield	Kern	Seniors
02-175	Cypress Ridge	120	\$1,642,481	\$5,481,706	Santa Rosa	Sonoma	Special Needs
02-177	Wilford Lane Village	35	\$565,564	\$0	Cotati	Sonoma	Special Needs
	<b>Total of 4 Projects</b>	<b>381</b>	<b>\$4,874,031</b>	<b>\$5,481,706</b>			
<b>Allocations from the Nonprofit Homeless Apportionment Setaside</b>							
02-008	St. George Hotel	86	\$804,879	\$0	Los Angeles	Los Angeles	Single Room
02-028	Brownstone Hotel	47	\$348,083	\$1,258,130	Los Angeles	Los Angeles	Single Room
02-075	Hamilton Transitional Housing	58	\$674,460	\$0	Novato	Marin	Special Needs
02-138	HomeSafe San Jose	24	\$328,586	\$0	San Jose	Santa Clara	Special Needs
02-189	Dudley Apartments	74	\$499,081	\$0	San Francisco	San Francisco	Special Needs
	<b>Total of 5 Projects</b>	<b>289</b>	<b>\$2,655,089</b>	<b>\$1,258,130</b>			

Table A-3  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
 2002 Tax Credit Allocations by Setaside

TCAC#	Project Name	Low Income Units	Federal Allocation	State Allocation	City	County	Target Population
<b>Allocations from the Rural Setaside</b>							
02-063	Peppertree Apartments	80	\$848,763	\$3,067,819	Banning	Riverside	Large Family
02-069	El Palmar Apartments	80	\$739,742	\$2,673,768	Avenal	Kings	Large Family
02-090	Regency Place Senior Apartments	80	\$707,472	\$2,557,128	Anderson	Shasta	Special Needs
02-091	Banning Family Apartments	80	\$969,462	\$0	Banning	Riverside	Large Family
02-096	Suncrest Apartments	80	\$842,582	\$3,042,432	Barstow	San Bernardino	Large Family
02-104	Villa Monterey Apartments	80	\$848,792	\$3,067,924	Blythe	Riverside	Large Family
02-145	Saltair Place	40	\$549,643	\$0	Corcoran	Kings	Large Family
02-203	Valle Verde Apartments	72	\$1,078,785	\$0	Orange Cove	Fresno	Large Family
02-212	Rosedale Way Apartments	80	\$608,642	\$2,199,080	Madera	Madera	Large Family
02-215	Park View Village	80	\$974,966	\$0	Porterville	Tulare	Large Family
02-238	Adelanto Springs Village	80	\$1,186,740	\$0	Adelanto	San Bernardino	Large Family
02-246	Porterville Family Apartments	77	\$936,028	\$0	Porterville	Tulare	Large Family
	<b>Total of 12 Projects</b>	<b>909</b>	<b>\$10,291,617</b>	<b>\$16,608,151</b>			
<b>Allocations from the Rural / RHS Setaside</b>							
02-117	The Courtyards at Arcata	63	\$639,659	\$2,312,020	Arcata	Humboldt	Large Family
02-121	Summercreek Village	63	\$649,259	\$2,346,720	Ukiah	Mendocino	Large Family
02-156	Villas Oscar Romero	49	\$404,355	\$1,244,838	Mecca	Riverside	Large Family
02-199	Meta Street Apartments	23	\$374,970	\$1,355,312	Oxnard	Ventura	Large Family
02-233	Oroville Manor	71	\$97,638	\$0	Oroville	Butte	At-Risk
	<b>Total of 5 Projects</b>	<b>269</b>	<b>\$2,165,881</b>	<b>\$7,258,890</b>			
<b>Allocations from the Small Development Setaside</b>							
02-124	Sunset City Lights	15	\$241,857	\$0	Los Angeles	Los Angeles	Large Family
02-132	Emerald Park	20	\$421,716	\$0	Los Angeles	Los Angeles	Large Family
02-250	Broadway Vistas	20	\$421,889	\$0	Los Angeles	Los Angeles	Large Family
02-253	Broadway Village I Apartments	16	\$326,036	\$0	Los Angeles	Los Angeles	Large Family
	<b>Total of 4 Projects</b>	<b>71</b>	<b>\$1,411,498</b>	<b>\$0</b>			
	<b>Total of 68 Projects</b>	<b>5392</b>	<b>\$60,302,560</b>	<b>\$91,928,018</b>			



**Table A-4**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**2002 9% Tax Credit Allocations by County**

<b>TCAC#</b>	<b>Project Name</b>	<b>Low Income Units</b>	<b>Federal Allocation</b>	<b>State Allocation</b>	<b>City</b>	<b>County</b>	<b>Target Population</b>
<b>ALAMEDA</b>							
02-071	Northgate Apartments	41	\$668,837	\$2,417,485	Oakland	Alameda	Large Family
02-223	Mandela Gateway	166	\$2,614,690	\$8,494,102	Oakland	Alameda	Large Family
02-252	Casa De Las Flores	20	\$239,581	\$0	Oakland	Alameda	At-Risk
	<b>Total of 3 Projects</b>	<b>227</b>	<b>\$3,523,108</b>	<b>\$10,911,587</b>			
<b>BUTTE</b>							
02-233	Oroville Manor	71	\$97,638	\$0	Oroville	Butte	At-Risk
	<b>Total of 1 Project</b>	<b>71</b>	<b>\$97,638</b>	<b>\$0</b>			
<b>FRESNO</b>							
02-033	Westgate Gardens	99	\$527,414	\$0	Fresno	Fresno	At-Risk
02-203	Valle Verde Apartments	72	\$1,078,785	\$0	Orange Cove	Fresno	Large Family
	<b>Total of 2 Projects</b>	<b>171</b>	<b>\$1,606,199</b>	<b>\$0</b>			
<b>HUMBOLDT</b>							
02-117	The Courtyards at Arcata	63	\$639,659	\$2,312,020	Arcata	Humboldt	Large Family
	<b>Total of 1 Project</b>	<b>63</b>	<b>\$639,659</b>	<b>\$2,312,020</b>			
<b>KERN</b>							
02-023	California Avenue Senior Housing	179	\$1,757,720	\$0	Bakersfield	Kern	Seniors
02-094	Bakersfield Family Apartments	77	\$1,022,191	\$0	Bakersfield	Kern	Large Family
	<b>Total of 2 Projects</b>	<b>256</b>	<b>\$2,779,911</b>	<b>\$0</b>			
<b>KINGS</b>							
02-069	El Palmar Apartments	80	\$739,742	\$2,673,768	Avenal	Kings	Large Family
02-145	Saltair Place	40	\$549,643	\$0	Corcoran	Kings	Large Family
	<b>Total of 2 Projects</b>	<b>120</b>	<b>\$1,289,385</b>	<b>\$2,673,768</b>			

**Table A-4**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**2002 9% Tax Credit Allocations by County**

<b>TCAC#</b>	<b>Project Name</b>	<b>Low Income Units</b>	<b>Federal Allocation</b>	<b>State Allocation</b>	<b>City</b>	<b>County</b>	<b>Target Population</b>
<b>LOS ANGELES</b>							
02-001	Hollywood Western Apartments	59	\$911,341	\$0	Hollywood	Los Angeles	Large Family
02-002	Harold Way Apartments	50	\$742,884	\$0	Hollywood	Los Angeles	Special Needs
02-003	Aliso Village Apartments	200	\$3,182,273	\$0	Los Angeles	Los Angeles	Large Family
02-004	Santa Cruz Terrace	47	\$732,333	\$0	Los Angeles	Los Angeles	Large Family
02-005	Apple Tree Village	120	\$1,640,801	\$0	Los Angeles	Los Angeles	Special Needs
02-006	ML Shepard Manor Senior Housing	89	\$858,405	\$0	Los Angeles	Los Angeles	Seniors
02-008	St. George Hotel	86	\$804,879	\$0	Los Angeles	Los Angeles	Single Room
02-028	Brownstone Hotel	47	\$348,083	\$1,258,130	Los Angeles	Los Angeles	Single Room
02-041	Aliso Village II Apartments	175	\$3,014,803	\$0	Los Angeles	Los Angeles	Large Family
02-045	Casa Figueroa	48	\$780,693	\$0	Los Angeles	Los Angeles	Large Family
02-048	The EADS Apartments	35	\$578,143	\$0	Los Angeles	Los Angeles	Large Family
02-051	Los Girasoles	11	\$210,327	\$0	Los Angeles	Los Angeles	Large Family
02-078	The Tides	35	\$471,274	\$0	Los Angeles	Los Angeles	Seniors
02-123	Maryland Heights	48	\$983,616	\$0	Los Angeles	Los Angeles	Large Family
02-124	Sunset City Lights	15	\$241,857	\$0	Los Angeles	Los Angeles	Large Family
02-129	Temple City Lights	76	\$675,562	\$0	Los Angeles	Los Angeles	Large Family
02-132	Emerald Park	20	\$421,716	\$0	Los Angeles	Los Angeles	Large Family
02-226	Villages at Cabrillo - Phase II	200	\$1,146,511	\$3,788,417	Long Beach	Los Angeles	Single Room
02-250	Broadway Vistas	20	\$421,889	\$0	Los Angeles	Los Angeles	Large Family
02-253	Broadway Village I Apartments	16	\$326,036	\$0	Los Angeles	Los Angeles	Large Family
	<b>Total of 20 Projects</b>	<b>1397</b>	<b>\$18,493,426</b>	<b>\$5,046,547</b>			
<b>MADERA</b>							
02-212	Rosedale Way Apartments	80	\$608,642	\$2,199,080	Madera	Madera	Large Family
	<b>Total of 1 Project</b>	<b>80</b>	<b>\$608,642</b>	<b>\$2,199,080</b>			
<b>MARIN</b>							
02-075	Hamilton Transitional Housing	58	\$674,460	\$0	Novato	Marin	Special Needs

**Table A-4**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**2002 9% Tax Credit Allocations by County**

TCAC#	Project Name	Low Income Units	Federal Allocation	State Allocation	City	County	Target Population
<b>Total of 1 Project</b>		<b>58</b>	<b>\$674,460</b>	<b>\$0</b>			
<b>MENDOCINO</b>							
02-121	Summercreek Village	63	\$649,259	\$2,346,720	Ukiah	Mendocino	Large Family
<b>Total of 1 Project</b>		<b>63</b>	<b>\$649,259</b>	<b>\$2,346,720</b>			
<b>MONTEREY</b>							
02-110	Plaza Grande	91	\$868,453	\$0	Salinas	Monterey	Single Room
<b>Total of 1 Project</b>		<b>91</b>	<b>\$868,453</b>	<b>\$0</b>			
<b>ORANGE</b>							
02-037	Fountain Valley Senior Apartments	154	\$1,317,517	\$0	Fountain Valley	Orange	Seniors
02-219	Wyoming Senior Apartments	21	\$326,508	\$0	Westminster	Orange	Seniors
<b>Total of 2 Projects</b>		<b>175</b>	<b>\$1,644,025</b>	<b>\$0</b>			
<b>RIVERSIDE</b>							
02-010	Mission Palms	106	\$914,269	\$3,304,587	Rubidoux	Riverside	Seniors
02-063	Peppertree Apartments	80	\$848,763	\$3,067,819	Banning	Riverside	Large Family
02-091	Banning Family Apartments	80	\$969,462	\$0	Banning	Riverside	Large Family
02-104	Villa Monterey Apartments	80	\$848,792	\$3,067,924	Blythe	Riverside	Large Family
02-156	Villas Oscar Romero	49	\$404,355	\$1,244,838	Mecca	Riverside	Large Family
<b>Total of 5 Projects</b>		<b>395</b>	<b>\$3,985,641</b>	<b>\$10,685,168</b>			
<b>SACRAMENTO</b>							
02-076	Churchill Downs Apartments	163	\$1,425,384	\$5,151,280	Sacramento	Sacramento	Large Family
02-239	Saybrook Apartments	55	\$480,048	\$0	Sacramento	Sacramento	Large Family
<b>Total of 2 Projects</b>		<b>218</b>	<b>\$1,905,432</b>	<b>\$5,151,280</b>			

**Table A-4**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**2002 9% Tax Credit Allocations by County**

<b>TCAC#</b>	<b>Project Name</b>	<b>Low Income Units</b>	<b>Federal Allocation</b>	<b>State Allocation</b>	<b>City</b>	<b>County</b>	<b>Target Population</b>
<b>SAN BERNARDINO</b>							
02-077	Impressions at Valley Center	99	\$998,814	\$3,187,203	Victorville	San Bernardino	Large Family
02-096	Suncrest Apartments	80	\$842,582	\$3,042,432	Barstow	San Bernardino	Large Family
02-238	Adelanto Springs Village	80	\$1,186,740	\$0	Adelanto	San Bernardino	Large Family
	<b>Total of 3 Projects</b>	<b>259</b>	<b>\$3,028,136</b>	<b>\$6,229,635</b>			
<b>SAN DIEGO</b>							
02-049	Fallbrook View Apartments	79	\$1,313,911	\$0	Fallbrook	San Diego	Large Family
02-111	Casa Puleta Apartments	53	\$866,603	\$0	San Diego	San Diego	Large Family
02-165	Metro Villas	118	\$1,580,000	\$5,346,471	San Diego	San Diego	Large Family
	<b>Total of 3 Projects</b>	<b>250</b>	<b>\$3,760,514</b>	<b>\$5,346,471</b>			
<b>SAN FRANCISCO</b>							
02-079	North Beach Place	333	\$1,350,000	\$17,152,150	San Francisco	San Francisco	Large Family
02-189	Dudley Apartments	74	\$499,081	\$0	San Francisco	San Francisco	Special Needs
02-204	421 Turk Street Apartments	28	\$555,485	\$0	San Francisco	San Francisco	Large Family
	<b>Total of 3 Projects</b>	<b>435</b>	<b>\$2,404,566</b>	<b>\$17,152,150</b>			
<b>SAN JOAQUIN</b>							
02-244	Hotel Stockton	155	\$1,250,790	\$4,390,964	Stockton	San Joaquin	Single Room
	<b>Total of 1 Project</b>	<b>155</b>	<b>\$1,250,790</b>	<b>\$4,390,964</b>			
<b>SAN MATEO</b>							
02-056	Nugent Square	31	\$598,369	\$0	East Palo Alto	San Mateo	Large Family
	<b>Total of 1 Project</b>	<b>31</b>	<b>\$598,369</b>	<b>\$0</b>			

**Table A-4**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**2002 9% Tax Credit Allocations by County**

<b>TCAC#</b>	<b>Project Name</b>	<b>Low Income Units</b>	<b>Federal Allocation</b>	<b>State Allocation</b>	<b>City</b>	<b>County</b>	<b>Target Population</b>
<b>SANTA CLARA</b>							
02-014	Tully Gardens Phase II	151	\$1,666,754	\$0	San Jose	Santa Clara	Single Room
02-138	HomeSafe San Jose	24	\$328,586	\$0	San Jose	Santa Clara	Special Needs
02-229	Tierra Encantada	92	\$1,354,604	\$4,931,389	San Jose	Santa Clara	Large Family
	<b>Total of 3 Projects</b>	<b>267</b>	<b>\$3,349,944</b>	<b>\$4,931,389</b>			
<b>SANTA CRUZ</b>							
02-009	Nueva Vista	47	\$908,266	\$0	Santa Cruz	Santa Cruz	Large Family
	<b>Total of 1 Project</b>	<b>47</b>	<b>\$908,266</b>	<b>\$0</b>			
<b>SHASTA</b>							
02-090	Regency Place Senior Apartments	80	\$707,472	\$2,557,128	Anderson	Shasta	Special Needs
	<b>Total of 1 Project</b>	<b>80</b>	<b>\$707,472</b>	<b>\$2,557,128</b>			
<b>SONOMA</b>							
02-175	Cypress Ridge	120	\$1,642,481	\$5,481,706	Santa Rosa	Sonoma	Special Needs
02-177	Wilford Lane Village	35	\$565,564	\$0	Cotati	Sonoma	Special Needs
	<b>Total of 2 Projects</b>	<b>155</b>	<b>\$2,208,045</b>	<b>\$5,481,706</b>			
<b>STANISLAUS</b>							
02-058	Whitmore Oaks Apartments	52	\$445,252	\$1,609,343	Ceres	Stanislaus	Seniors
02-118	Almond Terrace Apartments	45	\$428,215	\$1,547,750	Ceres	Stanislaus	At-Risk
	<b>Total of 2 Projects</b>	<b>97</b>	<b>\$873,467</b>	<b>\$3,157,093</b>			
<b>TEHAMA</b>							
02-231	Red Bluff Meadows	51	\$161,789	\$0	Red Bluff	Tehama	At-Risk
	<b>Total of 1 Project</b>	<b>51</b>	<b>\$161,789</b>	<b>\$0</b>			

**Table A-4**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**2002 9% Tax Credit Allocations by County**

<b>TCAC#</b>	<b>Project Name</b>	<b>Low Income Units</b>	<b>Federal Allocation</b>	<b>State Allocation</b>	<b>City</b>	<b>County</b>	<b>Target Population</b>
<b>TULARE</b>							
02-215	Park View Village	80	\$974,966	\$0	Porterville	Tulare	Large Family
02-246	Porterville Family Apartments	77	\$936,028	\$0	Porterville	Tulare	Large Family
	<b>Total of 2 Projects</b>	<b>157</b>	<b>\$1,910,994</b>	<b>\$0</b>			
<b>VENTURA</b>							
02-199	Meta Street Apartments	23	\$374,970	\$1,355,312	Oxnard	Ventura	Large Family
	<b>Total of 1 Project</b>	<b>23</b>	<b>\$374,970</b>	<b>\$1,355,312</b>			
	<b>Total of 68 Projects</b>	<b>5392</b>	<b>\$60,302,560</b>	<b>\$91,928,018</b>			

**Table A-5**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Financing Breakdown for 2002 Allocations**

TCAC#	Project	Total Development Cost	Current Payment Financing	Current Financing as % of TDC	Deferred 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
02-001	Hollywood Western Apartments	\$14,122,000	\$2,899,000	20.53%	\$3,726,000	26.38%	\$0.82	\$7,497,000	53.09%	\$0	0.00%
02-002	Harold Way Apartments	\$9,208,475	\$771,240	8.38%	\$2,239,875	24.32%	\$0.81	\$5,992,360	65.07%	\$205,000	2.23%
02-003	Aliso Village Apartments	\$36,077,948	\$0	0.00%	\$9,259,074	25.66%	\$0.84	\$26,818,874	74.34%	\$0	0.00%
02-004	Santa Cruz Terrace	\$8,570,655	\$721,419	8.42%	\$2,042,627	23.83%	\$0.79	\$5,806,609	67.75%	\$0	0.00%
02-005	Apple Tree Village	\$17,205,743	\$0	0.00%	\$3,747,309	21.78%	\$0.78	\$12,862,594	74.76%	\$595,840	3.46%
02-006	ML Shepard Manor Senior Housing	\$9,848,349	\$1,282,896	13.03%	\$2,127,415	21.60%	\$0.75	\$6,438,038	65.37%	\$0	0.00%
02-008	St. George Hotel	\$9,689,194	\$0	0.00%	\$2,023,900	20.89%	\$0.83	\$6,683,484	68.98%	\$961,817	9.93%
02-009	Nucva Vista	\$12,520,667	\$1,190,765	9.51%	\$3,680,096	29.39%	\$0.81	\$7,399,806	59.10%	\$250,000	2.00%
02-010	Mission Palms	\$13,143,409	\$1,807,328	13.75%	\$1,550,300	11.80%	\$0.73	\$9,042,100	68.80%	\$743,681	5.66%
02-014	Tully Gardens Phase II	\$21,139,074	\$1,000,000	4.73%	\$7,339,295	34.72%	\$0.78	\$12,799,779	60.55%	\$0	0.00%
02-023	California Avenue Senior Housing	\$19,563,100	\$2,619,501	13.39%	\$2,700,000	13.80%	\$0.78	\$13,708,848	70.08%	\$534,751	2.73%
02-028	Brownstone Hotel	\$5,621,970	\$0	0.00%	\$1,440,000	25.61%	\$0.73	\$3,460,381	61.55%	\$721,589	12.84%
02-033	Westgate Gardens	\$7,052,183	\$1,500,000	21.27%	\$600,000	8.51%	\$0.81	\$4,337,546	61.51%	\$614,637	8.72%
02-037	Fountain Valley Senior Apartments	\$17,726,131	\$0	0.00%	\$4,200,000	23.69%	\$0.79	\$10,408,384	58.72%	\$3,117,747	17.59%
02-041	Aliso Village II Apartments	\$38,894,603	\$0	0.00%	\$15,379,137	39.54%	\$0.78	\$23,515,466	60.46%	\$0	0.00%
02-045	Casa Figueroa	\$8,094,697	\$1,444,992	17.85%	\$0	0.00%	\$0.81	\$6,323,613	78.12%	\$326,092	4.03%
02-048	The EADS Apartments	\$7,429,517	\$675,024	9.09%	\$1,722,012	23.18%	\$0.79	\$4,591,612	61.80%	\$440,869	5.93%
02-049	Fallbrook View Apartments	\$14,948,116	\$0	0.00%	\$2,663,000	17.81%	\$0.76	\$10,035,116	67.13%	\$2,250,000	15.05%
02-051	Los Girasoles	\$2,444,914	\$0	0.00%	\$609,940	24.95%	\$0.81	\$1,636,584	66.94%	\$198,390	8.11%
02-056	Nugent Square	\$10,108,774	\$1,929,800	19.09%	\$3,358,396	33.22%	\$0.77	\$4,594,777	45.45%	\$225,801	2.23%
02-058	Whitmore Oaks Apartments	\$6,598,979	\$451,486	6.84%	\$1,479,861	22.43%	\$0.77	\$4,667,632	70.73%	\$0	0.00%
02-063	Peppertree Apartments	\$11,393,115	\$0	0.00%	\$200,000	1.76%	\$0.72	\$8,311,606	72.95%	\$2,881,509	25.29%
02-069	El Palmar Apartments	\$9,332,524	\$0	0.00%	\$300,000	3.21%	\$0.78	\$7,755,137	83.10%	\$1,277,387	13.69%
02-071	Northgate Apartments	\$11,912,109	\$1,666,100	13.99%	\$2,710,000	22.75%	\$0.80	\$7,217,687	60.59%	\$318,322	2.67%
02-075	Hamilton Transitional Housing	\$8,383,186	\$0	0.00%	\$1,283,779	15.31%	\$0.77	\$5,183,786	61.84%	\$1,915,621	22.85%
02-076	Churchill Downs Apartments	\$24,058,266	\$8,900,000	36.99%	\$0	0.00%	\$0.72	\$15,000,005	62.35%	\$158,261	0.66%
02-077	Impressions at Valley Center	\$13,642,540	\$1,819,000	13.33%	\$2,055,540	15.07%	\$0.73	\$9,618,000	70.50%	\$150,000	1.10%
02-078	The Tides	\$5,018,132	\$512,199	10.21%	\$968,094	19.29%	\$0.75	\$3,537,839	70.50%	\$0	0.00%
02-079	North Beach Place	\$90,453,686	\$19,676,924	21.75%	\$24,488,417	27.07%	\$0.83	\$46,240,856	51.12%	\$47,489	0.05%
02-090	Regency Place Senior Apartments	\$9,015,827	\$0	0.00%	\$805,000	8.93%	\$0.82	\$7,890,217	87.52%	\$320,610	3.56%
02-091	Banning Family Apartments	\$10,127,527	\$1,837,598	18.14%	\$0	0.00%	\$0.79	\$7,610,274	75.14%	\$679,655	6.71%

**Table A-5**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Financing Breakdown for 2002 Allocations**

TCAC#	Project	Total Development Cost	Current Payment Financing	Current Financing as % of TDC	Deferred 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
02-094	Bakersfield Family Apartments	\$9,992,057	\$1,570,000	15.71%	\$0	0.00%	\$0.77	\$7,914,061	79.20%	\$507,996	5.08%
02-096	Suncrest Apartments	\$11,185,781	\$0	0.00%	\$0	0.00%	\$0.72	\$8,248,884	73.74%	\$2,936,897	26.26%
02-104	Villa Monterey Apartments	\$11,143,467	\$0	0.00%	\$0	0.00%	\$0.72	\$8,311,892	74.59%	\$2,831,575	25.41%
02-110	Plaza Grande	\$9,641,095	\$0	0.00%	\$1,930,881	20.03%	\$0.80	\$6,947,624	72.06%	\$762,590	7.91%
02-111	Casa Puleta Apartments	\$9,063,496	\$0	0.00%	\$0	0.00%	\$0.79	\$6,863,496	75.73%	\$2,200,000	24.27%
02-117	The Courtyards at Arcata	\$8,948,618	\$880,000	9.83%	\$850,000	9.50%	\$0.77	\$6,703,618	74.91%	\$515,000	5.76%
02-118	Almond Terrace Apartments	\$6,956,876	\$865,900	12.45%	\$1,252,800	18.01%	\$0.81	\$4,710,513	67.71%	\$127,663	1.84%
02-121	Summercreek Village	\$9,509,227	\$1,130,000	11.88%	\$1,500,000	15.77%	\$0.77	\$6,804,227	71.55%	\$75,000	0.79%
02-123	Maryland Heights	\$10,260,435	\$0	0.00%	\$0	0.00%	\$0.80	\$7,868,928	76.69%	\$2,391,507	23.31%
02-124	Sunset City Lights	\$3,023,256	\$0	0.00%	\$0	0.00%	\$0.80	\$2,366,032	78.26%	\$657,224	21.74%
02-129	Temple City Lights	\$7,282,469	\$0	0.00%	\$0	0.00%	\$0.84	\$5,691,610	78.15%	\$1,590,859	21.85%
02-132	Emerald Park	\$4,456,267	\$0	0.00%	\$0	0.00%	\$0.80	\$3,373,728	75.71%	\$1,082,539	24.29%
02-138	HomeSafe San Jose	\$7,462,486	\$0	0.00%	\$4,903,800	65.71%	\$0.78	\$2,558,686	34.29%	\$0	0.00%
02-145	Saltair Place	\$6,078,348	\$632,000	10.40%	\$0	0.00%	\$0.75	\$4,133,242	68.00%	\$1,313,106	21.60%
02-156	Villas Oscar Romero	\$8,064,065	\$0	0.00%	\$4,037,465	50.07%	\$0.76	\$4,026,600	49.93%	\$0	0.00%
02-165	Metro Villas	\$25,808,293	\$3,716,572	14.40%	\$6,520,233	25.26%	\$0.72	\$15,271,488	59.17%	\$300,000	1.16%
02-175	Cypress Ridge	\$21,754,067	\$3,279,400	15.07%	\$1,995,650	9.17%	\$0.72	\$15,702,694	72.18%	\$776,223	3.57%
02-177	Wilford Lane Village	\$6,524,330	\$842,814	12.92%	\$1,207,000	18.50%	\$0.79	\$4,474,063	68.58%	\$453	0.01%
02-189	Dudley Apartments	\$7,901,674	\$800,000	10.12%	\$3,026,190	38.30%	\$0.80	\$3,981,157	50.38%	\$94,327	1.19%
02-199	Meta Street Apartments	\$5,728,846	\$0	0.00%	\$645,500	11.27%	\$0.80	\$3,997,246	69.77%	\$1,086,100	18.96%
02-203	Valle Verde Apartments	\$10,797,171	\$0	0.00%	\$300,000	2.78%	\$0.75	\$8,111,095	75.12%	\$2,386,076	22.10%
02-204	421 Turk Street Apartments	\$9,825,932	\$1,473,650	15.00%	\$3,850,081	39.18%	\$0.81	\$4,501,746	45.81%	\$455	0.00%
02-212	Rosedale Way Apartments	\$7,905,902	\$1,691,780	21.40%	\$0	0.00%	\$0.75	\$6,214,122	78.60%	\$0	0.00%
02-215	Park View Village	\$10,443,633	\$1,733,841	16.60%	\$517,262	4.95%	\$0.79	\$7,694,531	73.68%	\$497,999	4.77%
02-219	Wyoming Senior Apartmetns	\$3,813,564	\$362,195	9.50%	\$850,000	22.29%	\$0.75	\$2,446,363	64.15%	\$155,006	4.06%
02-223	Mandela Gateway	\$38,765,888	\$3,459,680	8.92%	\$10,364,693	26.74%	\$0.72	\$24,941,515	64.34%	\$0	0.00%
02-226	Villages at Cabrillo - Phase II	\$14,221,432	\$2,877,736	20.24%	\$0	0.00%	\$0.72	\$10,943,696	76.95%	\$400,000	2.81%
02-229	Tierra Encantada	\$24,698,569	\$6,196,149	25.09%	\$4,000,000	16.20%	\$0.75	\$13,302,420	53.86%	\$1,200,000	4.86%
02-231	Red Bluff Meadows	\$4,029,114	\$840,000	20.85%	\$1,684,701	41.81%	\$0.83	\$1,342,845	33.33%	\$161,568	4.01%
02-233	Oroville Manor	\$2,495,860	\$0	0.00%	\$1,674,000	67.07%	\$0.82	\$810,392	32.47%	\$11,468	0.46%

**Table A-5**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Financing Breakdown for 2002 Allocations**

TCAC#	Project	Total Development Cost	Current Payment Financing	Current Financing as % of TDC	Deferred 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
02-238	Adelanto Springs Village	\$12,661,394	\$2,129,375	16.82%	\$575,000	4.54%	\$0.78	\$9,247,324	73.04%	\$709,695	5.61%
02-239	Saybrook Apartments	\$8,915,687	\$0	0.00%	\$2,125,231	23.84%	\$0.81	\$5,234,693	58.71%	\$1,556,097	17.45%
02-244	Hotel Stockton	\$23,602,845	\$0	0.00%	\$7,000,000	29.66%	\$0.74	\$12,515,818	53.03%	\$4,087,027	17.32%
02-246	Porterville Family Apartments	\$9,364,263	\$1,640,000	17.51%	\$0	0.00%	\$0.79	\$7,387,227	78.89%	\$337,036	3.60%
02-250	Broadway Vistas	\$4,456,986	\$0	0.00%	\$0	0.00%	\$0.80	\$3,375,112	75.73%	\$1,081,874	24.27%
02-252	Casa De Las Flores	\$2,725,820	\$292,563	10.73%	\$389,163	14.28%	\$0.75	\$1,796,857	65.92%	\$247,237	9.07%
02-253	Broadway Village I Apartments	\$3,666,112	\$0	0.00%	\$992,500	27.07%	\$0.75	\$2,445,270	66.70%	\$228,342	6.23%

**Table A-6**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**2002 Allocations for Tax Exempt Bond Financed Projects**  
**Low**

TCAC #	Project Name	Const. Type	Total Units	Income Units	Federal Allocation	State Allocation	City	County
02-800	Harvard Glenmary (2 scattered sites)	NC	216	214	\$1,187,021	\$0	Los Angeles	Los Angeles
02-801	Betty Anne Gardens	NC	76	75	\$675,329	\$0	San Jose	Santa Clara
02-802	El Paseo	NC	98	97	\$602,469	\$0	San Jose	Santa Clara
02-803	Lassen Apartments	AR	81	80	\$240,101	\$0	San Francisco	San Francisco
02-805	Carmel Street Apartments	NC	19	18	\$93,039	\$0	San Luis Obispo	San Luis Obispo
02-806	Valley Avenue Apartments	NC	100	20	\$119,647	\$0	Pleasanton	Alameda
02-807	Far East Building	RC	16	15	\$84,690	\$0	Los Angeles	Los Angeles
02-808	Northwoods-Cathedral City	NC	90	46	\$128,314	\$0	Cathedral City	Riverside
02-809	Valley Palms Apartments	AR	354	352	\$1,568,742	\$0	San Jose	Santa Clara
02-810	Villa Serena at Stanford Ranch	NC	236	235	\$669,142	\$0	Rocklin	Placer
02-811	Woodcreek Apartments	NC	80	32	\$109,289	\$0	Roseville	Placer
02-812	Parkway Village Apartments	NC	120	119	\$446,255	\$0	Lincoln	Placer
02-813	Rowan Lofts	AR	209	42	\$235,646	\$0	Los Angeles	Los Angeles
02-814	Canyon Run Apartments	NC	51	50	\$342,257	\$0	Healdsburg	Sonoma
02-815	Chesapeake Bay Apartments	NC	216	148	\$685,005	\$0	Tracy	San Joaquin
02-816	Villa Monterey	AR	120	119	\$632,964	\$0	San Jose	Santa Clara
02-817	Phoenix Terrace Apartments	AR	89	87	\$191,277	\$0	Riverside	Riverside
02-818	Las Trojas Apartments	NC	49	30	\$211,978	\$0	North Hills	Los Angeles
02-819	Walnut Tree Village	NC	64	38	\$239,272	\$0	Los Angeles	Los Angeles
02-820	Coronel Village	NC	48	47	\$293,385	\$0	Los Angeles	Los Angeles
02-821	The Chancellor II	NC	46	28	\$199,827	\$0	Los Angeles	Los Angeles
02-822	Bryte Gardens Apartments	AR	108	99	\$220,703	\$0	West Sacramento	Yolo
02-823	Detroit Street Family Housing	NC	10	9	\$73,364	\$0	West Hollywood	Los Angeles
02-824	Lilly Garden	AR	84	84	\$363,331	\$0	Gilroy	Santa Clara
02-825	Willowbrook Apartments	AR	72	72	\$271,565	\$0	Pittsburgh	Contra Costa
02-826	Bell Senior Apartments	NC	63	62	\$259,197	\$0	Bell	Los Angeles
02-827	Saratoga Senior Apartments Phase II	NC	120	119	\$457,117	\$0	Vacaville	Solano
02-828	Beechwood Manor Apartments	AR	100	100	\$304,879	\$0	Lancaster	Los Angeles
02-830	Winter Creek Village	NC	41	40	\$308,171	\$0	Windsor	Sonoma

**Table A-6**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**2002 Allocations for Tax Exempt Bond Financed Projects**

TCAC #	Project Name	Const. Type	Low		Federal Allocation	State Allocation	City	County
			Total Units	Income Units				
02-831	Singing Wood Senior Housing	NC	110	109	\$398,855	\$0	El Monte	Los Angeles
02-832	Villa Glen Apartments	NC	26	25	\$166,225	\$0	San Diego	San Diego
02-833	Villa Andalucia Apartments	NC	32	32	\$179,889	\$0	San Diego	San Diego
02-834	Natomas Park Apartments	NC	212	92	\$341,985	\$0	Sacramento	Sacramento
02-835	Monarch Village Apartments	NC	206	83	\$467,886	\$0	Santa Cruz	Santa Cruz
02-836	1010 Pacific Avenue Apartments	NC	112	23	\$149,472	\$0	Santa Cruz	Santa Cruz
02-837	Story Plaza Apartments	NC	130	129	\$967,706	\$0	San Jose	Santa Clara
02-838	Carrillo Place	NC	68	67	\$449,588	\$0	Santa Rosa	Sonoma
02-839	Talega Jamboree Apartments Phase II	NC	62	61	\$354,670	\$0	San Clemente	Orange
02-840	Fulton Wells Senior Apartments	NC	144	142	\$564,203	\$0	Santa Fe Springs	Los Angeles
02-841	Spring Valley Apartments	AR	60	59	\$181,852	\$0	Spring Valley	Los Angeles
02-842	Canyon Country Senior Apartments	NC	200	198	\$780,730	\$0	Santa Clarita	Los Angeles
02-843	West Angeles Villas	NC	150	150	\$719,133	\$0	Los Angeles	Los Angeles
02-844	Windwood Village	NC	92	91	\$599,449	\$0	San Diego	San Diego
02-845	Vintage Willow Creek Senior Apartments	NC	184	184	\$570,431	\$0	Folsom	Sacramento
02-846	Wright Manor	NC	20	20	\$96,057	\$0	Los Angeles	Los Angeles
02-847	Amistad Plaza Apartments	NC	56	55	\$407,936	\$0	Los Angeles	Los Angeles
02-848	Cameron Park Apartments	NC	158	156	\$536,890	\$0	West Covina	Los Angeles
02-850	Community Arms Apartments	AR	133	131	\$505,924	\$0	Pasadena	Los Angeles
02-851	Sunset Square Apartments	AR	96	94	\$476,355	\$0	San Jose	Santa Clara
02-852	Quail Run Apartments	AR	104	84	\$400,846	\$0	San Leandro	Alameda
02-853	Baldwin Park Family Housing	NC	71	70	\$525,468	\$0	Baldwin Park	Los Angeles
02-854	Cedar Park Apartments	NC	81	80	\$466,401	\$0	Grass Valley	Nevada
02-855	Monte Vista Gardens Senior Housing II	NC	49	48	\$334,054	\$0	San Jose	Santa Clara
02-856	Oak Park Apartments	RC	35	34	\$281,721	\$0	Oakland	Alameda
02-857	Glen Haven Apartments	AR	81	57	\$317,843	\$0	Fremont	Alameda
02-858	Rich Sorro Commons (aka Orlando Cepeda Place)	NC	100	99	\$1,091,663	\$0	San Francisco	San Francisco
02-859	Church Street Apartments	NC	93	92	\$869,406	\$0	San Francisco	San Francisco
02-860	Burbank Senior Artist Colony	NC	141	43	\$238,166	\$0	Burbank	Los Angeles

**Table A-6**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**2002 Allocations for Tax Exempt Bond Financed Projects**  
**Low**

TCAC #	Project Name	Const. Type	Total Units	Income Units	Federal Allocation	State Allocation	City	County
02-861	Seminole Gardens Apartments	AR	60	59	\$133,979	\$0	Palm Springs	Riverside
02-862	Grandon Village Senior Apartments	AR	161	160	\$846,395	\$0	San Marcos	San Diego
02-863	Lake Merritt Apartments	AR	55	54	\$233,115	\$0	Oakland	Alameda
02-864	Cienega Gardens Apartments	AR	180	178	\$594,848	\$0	Covina	Los Angeles
02-865	Heritage Plaza	AR	180	145	\$185,800	\$0	Redding	Shasta
02-866	Victoria Family Housing	NC	132	105	\$857,642	\$0	Hercules	Contra Costa
02-867	Mission Creek Senior Community	NC	140	139	\$1,139,363	\$0	San Francisco	San Francisco
02-868	El Centro Loretto Apartments	NC	76	75	\$553,950	\$0	Los Angeles	Los Angeles
02-869	Carter Terrace	NC	101	100	\$961,497	\$0	San Francisco	San Francisco
02-870	Olen Jones Senior Housing	NC	96	95	\$410,162	\$0	Rancho Cucamonga	San Bernardino
02-871	Derek Silva Community	AR	68	68	\$474,164	\$0	San Francisco	San Francisco
02-872	Leland Polk Senior Community	AR	72	71	\$479,238	\$0	San Francisco	San Francisco
02-873	Villas del Paraiso	NC	51	50	\$441,553	\$0	Watsonville	Santa Cruz
02-874	Saenara Apartments	RC	119	118	\$616,138	\$0	Los Angeles	Los Angeles
02-875	Pacific Electric Building	RC	314	70	\$297,419	\$0	Los Angeles	Los Angeles
02-876	Walden Glen Apartments	AR	186	185	\$652,630	\$0	Buena Park	Orange
02-877	Santee Court - Phase I	AR	165	35	\$205,922	\$0	Los Angeles	Los Angeles
02-878	The Knolls at Green Valley	NC	192	192	\$722,070	\$0	Cameron Park	El Dorado
02-879	Heritage Park at Glendale	NC	52	51	\$434,400	\$0	Glendale	Los Angeles
02-880	Belvedere Place Apartments	AR	26	25	\$205,119	\$0	San Rafael	Marin
02-881	Plaza del Sol Apartments	NC	70	34	\$173,172	\$0	Simi Valley	Ventura
02-882	Parkwood Apartments	NC	101	100	\$303,996	\$0	Yorba Linda	Orange
02-884	Folsom/Dore Apartments	NC	98	96	\$777,329	\$0	San Francisco	San Francisco
02-885	Atrium Court Apartments	NC	224	179	\$675,328	\$0	Sacramento	Sacramento
02-886	Terracina Park Meadows	NC	144	116	\$463,154	\$0	Elk Grove	Sacramento
02-887	Waterford Senior Housing	NC	81	80	\$222,374	\$0	Waterford	Stanislaus
02-888	North Park Apartments	NC	80	79	\$217,422	\$0	Dinuba	Tulare
02-889	White Rock Village	NC	180	178	\$864,018	\$0	El Dorado Hills	El Dorado
02-890	Hacienda Villa Creek Senior Apartments	NC	80	79	\$617,793	\$0	San Jose	Santa Clara

**Table A-6**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**2002 Allocations for Tax Exempt Bond Financed Projects**  
**Low**

TCAC #	Project Name	Const. Type	Total Units	Income Units	Federal Allocation	State Allocation	City	County
02-891	Sycamore Senior Village	NC	300	297	\$1,288,529	\$0	Oxnard	Ventura
02-892	Highland Creek Apartments	NC	184	183	\$719,545	\$0	Roseville	Placer
02-893	Villas at Hamilton Senior Apts.	AR	129	127	\$778,147	\$0	Novato	Marin
02-894	Evans Lane Apartments	NC	239	236	\$1,907,999	\$0	San Jose	Santa Clara
02-896	McBride Apartments	RC	80	78	\$219,029	\$0	Santa Rosa	Sonoma
02-897	The Lofts	NC	188	38	\$148,119	\$0	Sacramento	Sacramento
02-900	The Savannah at Southport	NC	228	118	\$477,581	\$0	West Sacramento	Yolo
02-901	Dover Woods Senior Apartments	NC	200	198	\$768,139	\$0	Fairfield	Solano
02-902	Dove Canyon Apartments	NC	120	118	\$642,498	\$0	San Diego	San Diego
02-903	Solara Court	NC	132	132	\$426,283	\$0	Anaheim	Orange
02-904	Canyon Springs Apartments	NC	138	29	\$102,925	\$0	Fresno	Fresno
02-905	Coventry Place Apartments	NC	140	28	\$134,044	\$0	Clovis	Fresno
02-906	Security Building Lofts	AR	153	31	\$167,798	\$0	Los Angeles	Los Angeles
02-907	Imperial Highway Apartments	AR	46	46	\$166,462	\$0	Los Angeles	Los Angeles
02-908	Vintage Pointe Senior Apartments Phase II	NC	186	168	\$667,287	\$0	Oceanside	San Diego
02-909	Creekside at Meadow Park Apartments	NC	77	76	\$812,749	\$0	Novato	Marin
02-910	Orchard Village	AR	48	47	\$108,433	\$0	Ukiah	Mendocino
02-911	Vintage Paseo Senior Apartments	NC	176	175	\$637,782	\$0	Simi Valley	Ventura
02-912	Oak Creek Senior Villas	NC	57	56	\$392,634	\$0	Thousand Oaks	Ventura
02-913	Creekside Apartments	NC	16	15	\$95,549	\$0	Albany	Alameda
02-914	River Gardens	AR	48	47	\$85,827	\$0	Fort Bragg	Mendocino
02-915	Orchard Manor	AR	64	63	\$132,673	\$0	Ukiah	Mendocino
02-916	The Arc Apartments	NC	9	8	\$93,105	\$0	San Francisco	San Francisco
02-917	El Mirage Apartments	NC	34	34	\$125,381	\$0	Wasco	Kern
02-918	The Grove Apartments	NC	204	202	\$1,021,018	\$0	Merced	Merced
02-919	Vintage Crest Senior Apartments	NC	190	189	\$652,160	\$0	Moorpark	Ventura
02-920	Lincoln Terrace	NC	80	79	\$375,084	\$0	Lincoln	Placer
02-921	Heritage Park at Cathedral City	NC	153	151	\$375,186	\$0	Cathedral City	Riverside
02-922	Hidden Brooks	AR	201	200	\$851,397	\$0	San Jose	Santa Clara

**Table A-6**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**2002 Allocations for Tax Exempt Bond Financed Projects**  
**Low**

<b>TCAC #</b>	<b>Project Name</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>
02-923	Grisham Community Housing	AR	96	94	\$615,819	\$0	Long Beach	Los Angeles
02-924	Heritage Park at Monrovia	AR	78	77	\$256,658	\$0	Monrovia	Los Angeles
02-925	18th & L Street Apartments	NC	152	32	\$233,541	\$0	Sacramento	Sacramento
02-926	River Run Senior Apartments	NC	360	356	\$1,134,551	\$0	Corona	Riverside
02-927	Victor Clothing Apartments	RC	38	37	\$175,205	\$0	Los Angeles	Los Angeles
02-928	Fallen Leaves Apartments	NC	160	159	\$1,538,445	\$0	San Jose	Santa Clara
02-929	Palm Terrace Apartments	NC	80	78	\$456,168	\$0	Auburn	Placer
02-930	Colonia Corona Apartments	NC	100	100	\$676,016	\$0	Los Angeles	Los Angeles
02-931	Murphy Ranch	NC	62	61	\$653,249	\$0	Morgan Hill	Santa Clara
02-932	Center Pointe Villas	NC	240	236	\$911,092	\$0	Norwalk	Los Angeles
02-933	Bay Street Apartments	NC	284	57	\$525,540	\$0	Emeryville	Alameda
02-934	Salinas Bay Apartments	NC	95	92	\$450,646	\$0	Salinas	Monterey
02-935	The Crossing	NC	300	60	\$526,529	\$0	San Bruno	San Mateo
02-936	Laguna Canyon Apartments	NC	120	118	\$555,342	\$0	Irvine	Orange
			<b>15451</b>	<b>12627</b>	<b>\$62,496,934</b>	<b>\$0</b>		

*APPENDIX B*

*1987 – 2002 ALLOCATION SUMMARY*

**Table B-1**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Active Allocations by County \***  
**1987 - 2002**

County	Population **	Low					Federal Allocation	% of Total	State Allocation	% of Total
		% of Total	Projects	% of Total	Income Units	% of Total				
Alameda	1,486,600	4.25%	107	5.30%	5703	3.69%	\$36,144,505	4.15%	\$34,083,347	5.31%
Amador	36,100	0.10%	1	0.05%	44	0.03%	\$70,423	0.01%	\$0	0.00%
Butte	207,000	0.59%	11	0.55%	660	0.43%	\$3,681,473	0.42%	\$1,822,722	0.28%
Calaveras	41,700	0.12%	2	0.10%	59	0.04%	\$120,137	0.01%	\$475,904	0.07%
Colusa	19,450	0.06%	2	0.10%	62	0.04%	\$124,994	0.01%	\$154,367	0.02%
Contra Costa	981,600	2.80%	62	3.07%	5516	3.57%	\$27,230,297	3.13%	\$21,303,293	3.32%
Del Norte	27,850	0.08%	2	0.10%	94	0.06%	\$328,569	0.04%	\$0	0.00%
El Dorado	163,600	0.47%	12	0.59%	1058	0.68%	\$5,904,731	0.68%	\$14,308,136	2.23%
Fresno	826,600	2.36%	74	3.67%	5860	3.79%	\$19,469,356	2.24%	\$14,264,262	2.22%
Glenn	26,800	0.08%	1	0.05%	40	0.03%	\$72,013	0.01%	\$248,970	0.04%
Humboldt	127,700	0.36%	9	0.45%	340	0.22%	\$1,432,373	0.16%	\$5,026,583	0.78%
Imperial	150,800	0.43%	26	1.29%	1343	0.87%	\$9,417,997	1.08%	\$4,337,337	0.68%
Kern	687,600	1.96%	49	2.43%	4144	2.68%	\$20,364,922	2.34%	\$34,595,041	5.39%
Kings	133,100	0.38%	10	0.50%	755	0.49%	\$4,264,445	0.49%	\$2,673,768	0.42%
Lake	60,300	0.17%	8	0.40%	300	0.19%	\$1,609,130	0.18%	\$2,155,633	0.34%
Lassen	34,200	0.10%	3	0.15%	90	0.06%	\$159,561	0.02%	\$435,387	0.07%
Los Angeles	9,824,800	28.06%	508	25.17%	34165	22.10%	\$225,836,868	25.93%	\$54,913,634.00	8.56%
Madera	129,700	0.37%	15	0.74%	764	0.49%	\$5,109,439	0.59%	\$5,005,852	0.78%
Marin	249,900	0.71%	11	0.55%	589	0.38%	\$5,123,496	0.59%	\$0	0.00%
Mariposa	17,250	0.05%	4	0.20%	118	0.08%	\$247,911	0.03%	\$853,999	0.13%
Mendocino	87,700	0.25%	8	0.40%	316	0.20%	\$1,168,436	0.13%	\$2,905,191	0.45%
Merced	218,900	0.63%	27	1.34%	1176	0.76%	\$4,587,374	0.53%	\$6,399,307	1.00%
Mono	13,250	0.04%	1	0.05%	32	0.02%	\$345,350	0.04%	\$0	0.00%
Monterey	409,600	1.17%	30	1.49%	1707	1.10%	\$13,460,816	1.55%	\$2,609,343	0.41%
Napa	128,000	0.37%	11	0.55%	890	0.58%	\$5,415,224	0.62%	\$13,077,683	2.04%
Nevada	95,300	0.27%	15	0.74%	852	0.55%	\$5,457,555	0.63%	\$4,517,333	0.70%
Orange	2,939,500	8.40%	82	4.06%	10047	6.50%	\$41,593,584	4.78%	\$24,683,366	3.85%
Placer	264,900	0.76%	23	1.14%	2413	1.56%	\$10,117,510	1.16%	\$7,550,538	1.18%
Plumas	21,000	0.06%	2	0.10%	70	0.05%	\$130,817	0.02%	\$409,588	0.06%
Riverside	1,644,300	4.70%	97	4.81%	8113	5.25%	\$42,708,305	4.90%	\$41,726,724	6.50%

**Table B-1**  
**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Active Allocations by County \***  
**1997 - 2002**

<b>County</b>	<b>Population **</b>	<b>% of Total</b>	<b>Projects</b>	<b>% of Total</b>	<b>Income Units</b>	<b>% of Total</b>	<b>Federal Allocation</b>	<b>% of Total</b>	<b>State Allocation</b>	<b>% of Total</b>
Sacramento	1,279,900	3.66%	75	3.72%	8686	5.62%	\$37,231,680	4.28%	\$61,984,098	9.66%
San Benito	55,900	0.16%	5	0.25%	157	0.10%	\$1,173,497	0.13%	\$196,916	0.03%
San Bernardino	1,783,700	5.10%	33	1.64%	3548	2.29%	\$16,494,869	1.89%	\$30,857,818	4.81%
San Diego	2,918,300	8.34%	117	5.80%	12021	7.78%	\$57,250,311	6.57%	\$31,369,967	4.89%
San Francisco	793,600	2.27%	80	3.96%	6657	4.31%	\$60,954,143	7.00%	\$23,760,618	3.70%
San Joaquin	596,000	1.70%	27	1.34%	1890	1.22%	\$7,916,755	0.91%	\$17,604,571	2.74%
San Luis Obispo	253,600	0.72%	15	0.74%	386	0.25%	\$2,573,434	0.30%	\$2,721,474	0.42%
San Mateo	717,000	2.05%	26	1.29%	1343	0.87%	\$11,830,181	1.36%	\$4,971,679	0.77%
Santa Barbara	407,900	1.17%	31	1.54%	1888	1.22%	\$11,492,586	1.32%	\$5,045,130	0.79%
Santa Clara	1,719,600	4.91%	133	6.59%	13557	8.77%	\$83,687,352	9.61%	\$77,939,310	12.15%
Santa Cruz	260,200	0.74%	23	1.14%	1146	0.74%	\$9,555,028	1.10%	\$3,727,729	0.58%
Shasta	169,200	0.48%	13	0.64%	760	0.49%	\$3,865,813	0.44%	\$11,913,176	1.86%
Sierra	3,500	0.01%	1	0.05%	48	0.03%	\$84,205	0.01%	\$0	0.00%
Siskiyou	44,450	0.13%	2	0.10%	64	0.04%	\$144,709	0.02%	\$539,996	0.08%
Solano	405,800	1.16%	23	1.14%	2216	1.43%	\$9,114,019	1.05%	\$4,595,644	0.72%
Sonoma	471,000	1.35%	54	2.68%	3619	2.34%	\$23,731,131	2.72%	\$6,892,916	1.07%
Stanislaus	469,500	1.34%	17	0.84%	1436	0.93%	\$4,954,858	0.57%	\$6,677,689	1.04%
Sutter	81,900	0.23%	3	0.15%	144	0.09%	\$545,033	0.06%	\$1,661,812	0.26%
Tehama	56,900	0.16%	6	0.30%	264	0.17%	\$1,130,008	0.13%	\$2,735,774	0.43%
Trinity	13,100	0.04%	2	0.10%	64	0.04%	\$127,752	0.01%	\$969,996	0.15%
Tulare	379,200	1.08%	45	2.23%	2030	1.31%	\$10,175,406	1.17%	\$17,338,812	2.70%
Tuolumne	55,800	0.16%	9	0.45%	483	0.31%	\$2,774,426	0.32%	\$2,835,550	0.44%
Ventura	780,100	2.23%	37	1.83%	3134	2.03%	\$14,207,059	1.63%	\$10,003,047	1.56%
Yolo	176,300	0.50%	25	1.24%	1520	0.98%	\$7,103,520	0.82%	\$10,668,626	1.66%
Yuba	61,000	0.17%	3	0.15%	219	0.14%	\$1,085,607	0.12%	\$3,958,342	0.62%
	<b>35,008,550</b>	<b>100%</b>	<b>2018</b>	<b>100%</b>	<b>154600</b>	<b>100%</b>	<b>\$870,900,993</b>	<b>100%</b>	<b>\$641,507,998</b>	<b>100%</b>

\* Includes tax-exempt bond finance projects

\*\* State of California, *Population Estimates for California Cities and Counties*

*Department of Finance Report E-1. Sacramento, California, January 2003*

*APPENDIX C*

*1987 – 2002 COMPLIANCE REPORT  
OCCUPANCY DATE*

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

CTCAC Number	Project Name	Total Units	Required # of	
			Tax Credit Units	# of Occupied Tax Credit Units
CA-1988-003	Nuevo Pico Union	16	16	16
CA-1988-015	7292 Fountain Avenue	28	28	27
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-1988-039	5338 Belvedere Street	4	4	4
CA-1988-047	Kingswood Apartments	43	43	43
CA-1988-052	Hillside I	37	37	37
CA-1988-053	Hillside II	81	81	78
CA-1988-057	Redwood Villas	90	90	69
CA-1988-063	Sun Terrace	104	99	96
CA-1988-066	Vendome Apt.	43	41	41
CA-1988-069	Virginia Avenue	28	20	20
CA-1988-072	Magnolia Acres	40	40	10
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
CA-1988-082	26th Street Apts.	8	8	8
CA-1988-083	Flamingo Garden Senior	58	58	58
CA-1988-087	1714-1716 Eleventh Street	2	2	2
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-1988-106	Schillo Gardens	29	29	29
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-1988-131	47th St. Apts	25	25	25
CA-1988-132	820 Milton Avenue	1	1	1
CA-1988-133	Bennett Apts.	24	24	24
CA-1988-136	Hidden Cove Apartments	88	88	86
CA-1988-140	Clark Terrace	41	41	40
CA-1988-141	Evergreen Apts.	37	28	28
CA-1988-146	Peralta Apts	13	13	*
CA-1988-147	2627 Inyo Ave.	1	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	40
CA-1988-162	Midtown Apartments	20	20	18
CA-1988-165	Glen Haven Park	5	5	5
CA-1988-166	2276 MacArthur Blvd.	9	9	9

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

CTCAC Number	Project Name	Total Units	Required	# of	# of Occupied
			Tax Credit	Units	Tax Credit Units
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
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		8
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		47
CA-1988-206	Villa Mirage Apts.	320	320		294
CA-1988-207	Orchard Park Apts.	144	144		142
CA-1988-208	Somerset Apts.	156	156		151
CA-1988-209	Hastings Park	242	242		222
CA-1988-210	Dunbar Hotel	73	73		44
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-1988-222	Somerset Park Apartments	128	26		20
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		63
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		23
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

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

CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# of Occupied Tax Credit Units
CA-1989-021	Gridley Springs	32	32	32
CA-1989-022	Grove Park Housing	104	104	102
CA-1989-023	Madrone Village	23	23	22
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	23
CA-1989-027	Calexico Village Apts.	36	36	35
CA-1989-028	Canyon Croft	4	4	4
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	1	1	1
CA-1989-038	Blythe Duplex #3	2	2	2
CA-1989-039	Clearlake Village	35	35	34
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	23
CA-1989-053	Harper Avenue Partners	17	17	16
CA-1989-054	Rosenburg Building	82	82	76
CA-1989-055	East Garden Apartments	51	51	50
CA-1989-056	Woodlake Garden Apts.	48	48	44
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	137
CA-1989-065	Mercy Family Plaza	36	36	34
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
CA1989075	Terrace Gardens Seniors Apts.	150	150	144
CA-1989-077	Mission Capp Apartments	48	48	48
CA-1989-078	2020-30 Cloverfield Boulevard	32	32	24

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

<b>CTCAC Number</b>	<b>Project Name</b>	<b>Total Units</b>	<b>Required # of Tax Credit Units</b>	<b># of Occupied Tax Credit Units</b>
CA-1989-079	Rotary Haciendas Senior Housing	81	81	81
CA-1989-080	California Hotel	150	133	133
CA-1989-081	Fresno Emerald Palms	24	24	23
CA-1989-082	Fresno Emerald Palms	33	33	32
CA-1989-083	Autumn Village	40	40	39
CA-1989-087	Dent Avenue Commons	23	23	22
CA-1989-088	Ridgeview Commons	200	200	200
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	34
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	132
CA-1989-111	Magnolia Villas South	65	65	65
CA-1989-116	Durkee Lofts	17	17	17
CA-1989-118	Baywood Apts.	82	82	82
CA-1989-119	The Woodlands	23	23	21
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	36
CA-1989-131	Fitch Mountain Terrace II	20	20	19
CA-1989-133	Westminster Park Plaza Apartments	130	130	124
CA-1989-137	Metro Hotel	136	136	54
CA-1989-138	Metro Hotel II	57	57	57
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	94
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	111
CA-1989-162	Divine Inspiration Apts.	28	28	27
CA-1989-163	William Byron Rumford Plaza	43	19	19
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

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

CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# of Occupied Tax Credit Units
CA-1989-174	Maidu Village	80	80	79
CA-1989-177	Knights Landing Harbor Apartments	26	24	24
CA-1989-183	Ukiah Terrace	32	32	32
CA-1989-185	Haven Park Partners II	15	15	14
CA-1989-199	Hacienda Villa	120	120	116
CA-1989-200	Hillside Villa Apts.	124	124	36
CA-1989-212	Tehachapi Senior Manor II	44	44	41
CA-1989-223	Pacific Meadows	200	146	146
CA-1989-224	Van Dyck Estates	16	16	16
CA-1989-228	Cambridge Hotel	60	60	47
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	38
CA-1989-243	Grand Plaza	302	302	301
CA-1989-245	Whispering Pines Apts.	16	16	16
CA-1989-248	Leo Meyer Sr.	44	44	43
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	7
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-1989-335	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	107
CA-1990-014	San Pedro Gardens	20	17	17
CA-1990-018	Yucaipa Terrace	51	51	51
CA-1990-019	Coronado Place	40	40	39
CA-1990-020	Meridian Apartments	236	236	232
CA-1990-030	The Willows	20	20	19
CA-1990-031	The Redwoods	23	23	23
CA-1990-032	Wheeler Manor	109	109	106
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	57
CA-1990-037	Simone Hotel	123	123	113
CA-1990-038	Roberta Stevens Villas	40	40	40

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

CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# of Occupied Tax Credit Units
CA-1990-039	Harper Community Apartments	22	22	22
CA-1990-043	Crescent Hotel	55	55	50
CA-1990-045	St. Mark's Hotel	91	91	87
CA-1990-046	Osage Apartments	21	21	20
CA-1990-049	The Hart Hotel	39	39	36
CA-1990-050	Olympia Hotel	48	48	46
CA-1990-054	Watson Terrace Apartments	12	12	12
CA-1990-057	Cocoran Garden Apartments	38	38	37
CA-1990-058	Valley Ridge Senior Apartments	38	38	37
CA-1990-059	Crescent City Senior Apartments	38	38	37
CA-1990-060	Nevada City Senior Apartments	60	60	59
CA-1990-061	Vintage West Apartments	55	55	54
CA-1990-062	San Jacinto Senior Apartments	46	46	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	24
CA-1990-079	Greenwood/Berkeley	7	5	5
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	43
CA-1990-096	Greenwood/15th Street	9	8	8
CA-1990-097	Garcia Apartments	7	6	6
CA-1990-099	Green Valley Apartments	28	28	28
CA-1990-101	Embarcadero Triangle	177	167	167
CA-1990-102	Las Casas III Apartments	52	52	51
CA-1990-103	Rohlff's Manor	213	213	200
CA-1990-104	Woodhaven Senior Residences	104	102	102
CA-1990-107	Santana Apartments	30	30	29
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	16
CA-1990-132	Drasnin Manor	26	26	26
CA-1990-136	Kenneth Henry Court	51	51	49
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	30
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

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

CTCAC Number	Project Name	Total Units	Required # of	# of Occupied
			Tax Credit Units	Tax Credit Units
CA-1990-147	Eucalyptus Garden Apartments	80	38	38
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	9
CA-1990-154	Steamboat Point Apartments	108	108	108
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	31
CA-1990-171	Sierra Meadows	220	44	44
CA-1990-172	Sierra Ridge	180	36	36
CA-1990-173	Portola Meadows	176	36	33
CA-1990-174	Palm Springs View Apartments	120	119	119
CA-1990-175	Mira Vista Village	304	58	58
CA-1990-176	Century Place Apartments	306	62	61
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	39
CA-1991-006	Shangri La Palms, Phase IV	17	17	13
CA-1991-009	Terracina Apartments 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	69
CA-1991-015	Washington Creek Apartments	32	32	32
CA-1991-020	El Centro	44	44	37
CA-1991-022	The Sanborn Hotel	46	46	45
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	139
CA-1991-028	Del Carlo Court	25	25	25
CA-1991-029	Turk Street Apartments	175	122	122
CA-1991-031	111 Jones Street Apartments	108	108	106
CA-1991-032	La Gema Del Barrio	6	6	6
CA-1991-038	Eleventh Avenue Apartments	22	13	13
CA-1991-046	Tierra Del Vista Apartments	54	54	53
CA-1991-049	Villa Del Rey Apartments	36	36	7
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

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

CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# of Occupied Tax Credit Units
CA-1991-061	Henderson Homes	11	11	6
CA-1991-063	Robinson Villa	12	12	4
CA-1991-064	Greenview Village Apartments	48	48	47
CA-1991-077	Glen Eden	36	36	36
CA-1991-078	Rancho Park	54	54	52
CA-1991-081	Santa Familia	79	79	78
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	64
CA-1991-085	Sharmon Palms	24	24	22
CA-1991-088	Tower Apartments	50	50	50
CA-1991-090	Stonebridge	80	80	77
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	52
CA-1991-169	Dinuba Manor	24	24	24
CA-1991-171	San Pablo Suites	43	43	36
CA-1991-173	Norwood Estates	44	44	41
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	9
CA-1991-191	Childs Avenue Apartments	27	27	27
CA-1991-192	Oakdale Senior Center	80	80	80
CA-1991-194	Academy Village	248	50	50
CA-1991-195	Paloma Summit Apartments	200	40	40
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	7
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

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

CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# of Occupied Tax Credit Units
CA-1992-010	Kristine Apartments	60	60	59
CA-1992-012	Tegeler Hotel	53	53	48
CA-1992-013	Twin Pines Apts.	39	39	36
CA-1992-017	Cypress Cove	52	52	52
	Laurel/Norton Inter-generational			
CA-1992-018	Community Apartme	41	41	41
CA-1992-019	Produce Hotel	95	95	93
CA-1992-020	Weldon Hotel	58	58	55
CA-1992-021	Senator Hotel	99	99	87
CA-1992-022	Villa Esperanza	33	33	33
CA-1992-023	Marion Hotel	44	44	41
CA-1992-024	Second Street Center	44	44	40
CA-1992-025	Parke Los Robles	12	12	12
CA-1992-026	Hope West Apartments	17	17	17
CA-1992-027	The Carlton Apartments	24	24	24
CA-1992-028	Crescent Court	32	32	32
CA-1992-033	Grosman Apartments	13	13	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	56
CA-1992-057	San Pablo Hotel	144	144	138
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	64
CA-1992-073	Mercedes Apts	47	47	47
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	34
CA-1992-089	Coachella Community Homes	98	95	95
CA-1992-090	Tlaquepaque	75	75	75
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	36

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

CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# of Occupied Tax Credit Units
CA-1992-099	Terracina Oaks at Auburn	56	56	53
CA-1992-100	The Terraces at Capitol Park	60	60	60
CA-1992-101	Le Grand Apartments	35	35	34
CA-1992-103	Canon Kip Community House	104	104	101
CA-1992-107	Witmer City Lights	16	16	16
CA-1992-108	Village Grove Apts.	47	47	47
CA-1992-111	Fell Street Apartments	82	82	81
CA-1992-112	La Pradera	48	48	48
CA-1992-113	Almaden Lake Apartments	144	144	144
	Wheatland Meadows aka Sunset			
CA-1992-119	Valley Apartments	92	92	88
CA-1992-127	Beverly City Lights	40	40	39
CA-1992-128	Sequoia View Apts.	42	42	41
CA-1992-132	Mercado Apartments	142	142	142
CA-1992-135	Tuscany Villas [Villa Calabria]	36	36	35
CA-1992-139	Hismen Hin-Nu Terrace	92	92	84
CA-1992-140	Larkin Pine Senior Housing	63	63	62
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	28
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	9
CA-1992-153	Heritage Park Apartments	328	328	313
CA-1992-155	Laureola Oaks	16	16	16
CA-1992-156	Hatfield Homes	48	48	47
CA-1992-157	El Centro Family Housing	8	8	8
CA-1992-161	Vintage Oaks Senior Apartments	241	241	240
CA-1992-163	The Knox SRO	140	140	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	8
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	44
CA-1992-183	Santa Paulan Senior Apts.	150	140	140
CA-1992-186	Las Brisas	30	30	29
CA-1992-188	Windmere	50	50	47
CA-1992-190	Austin Manor Apartments	22	22	21
CA-1992-191	Plaza Hotel	27	27	24
CA-1992-192	Main Street Manor/Almond View	70	70	70
CA-1992-193	Shady Lane Apartments	34	34	34
CA-1992-194	The Shasta Hotel	80	80	73
CA-1992-195	Riverhouse Hotel	75	75	74
CA-1992-198	Plaza del Sol	57	57	55
CA-1992-205	The Meadows Apartments	134	134	134

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

CTCAC Number	Project Name	Total Units	Required # of	# of Occupied
			Tax Credit Units	Tax Credit Units
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	26
CA-1992-905	The Altamont Apartments	230	106	104
CA-1992-906	Villa Anaheim	135	135	135
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	97
CA-1993-009	Woodpark Apartments	128	128	128
CA-1993-013	Elaine Null Court	14	14	14
CA-1993-016	Rustic Gardens	18	18	18
CA-1993-019	Soledad Senior Apts	40	40	38
CA-1993-020	Boulder Creek Apts	156	156	143
CA-1993-024	Summit Ridge Apts	304	304	296
CA-1993-026	Somerville I & II	41	41	41
CA-1993-027	La Villa Mariposa	115	115	114
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	109
CA-1993-034	W. Capitol Courtyard (94-802)	50	50	48
CA-1993-035	Temple/Edgeware 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	67
CA-1993-043	Orchard Village Apartments	188	188	181
CA-1993-045	Palm Garden Apartments	89	89	89
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	147
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	106
CA-1993-057	Terracina Apts at Vineyard	64	64	62
CA-1993-058	Umoja	30	30	30
CA-1993-059	Casa Carondelet	18	18	17

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

CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# of Occupied Tax Credit Units
CA-1993-060	Canaan Gardens	7	7	7
CA-1993-061	Indio Desert Palms	142	142	144
CA-1993-063	Sunset Creek	76	76	71
CA-1993-066	Weedpatch Country Apts	35	35	33
CA-1993-068	Plaza Vermont	79	79	79
CA-1993-071	Brynview Terrace	8	8	8
CA-1993-074	Sunrise Terrace	52	52	51
CA-1993-075	Parlier Garden Apts.	41	41	40
CA-1993-076	Tahoe Pines Apts.	28	28	26
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	34
CA-1993-084	Evergreen Village	52	52	52
CA-1993-089	Sonoma Creekside Homes	43	43	42
CA-1993-090	Riverfield Homes	18	18	18
CA-1993-092	Casa Serena Sr. Apts.	48	48	48
CA-1993-093	Park Stanton Seniors Apts	335	335	322
CA-1993-094	Manilla Terrace	30	27	27
CA-1993-095	Campina Court Apartments	60	60	60
CA-1993-096	Cameron Park Village	80	80	79
CA-1993-100	Casa Rita	103	103	103
CA-1993-101	The Claridge Hotel (Ridge Hotel)	202	202	189
CA-1993-104	Delta Plaza Apts.	29	29	27
CA-1993-105	Crossroad Gardens	70	69	69
CA-1993-106	Taylor Terrace	168	168	161
CA-1993-107	Rio Vista Village	86	86	69
CA-1993-108	Baldwin Apartments	40	40	39
CA-1993-109	Cypress Meadows	104	104	102
CA-1993-110	Rugby Plaza	183	183	183
CA-1993-113	Avenida Espana Gardens	83	83	83
CA-1993-117	Crescent Village	134	134	110
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	20
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	95
CA-1993-132	Valley Village Apartments	188	188	185
CA-1993-137	New Hope Senior Village	56	56	55

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

CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# of Occupied Tax Credit Units
CA-1993-138	Sea Ranch Apartments Filipino Community Building of	31	31	30
CA-1993-139	Stockton	69	68	68
CA-1993-140	Milton Commons	40	40	*
CA-1993-142	C. L. Dellums Apts	72	72	72
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	49
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	55
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	152
CA-1993-162	Marina Manor	39	39	39
CA-1993-165	Lakewood Terrace Apts	76	76	75
CA-1993-166	Claremont Villas Senior	154	154	153
CA-1993-167	The Inn At Woodbridge	116	116	114
CA-1993-168	Market Heights Apartments	46	46	46
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	47
CA-1993-901	Marina Pointe Apartments	583	117	119
CA-1993-902	Regency Court	115	115	112
CA-1994-002	Truckee Pines Apartments	104	104	97
CA-1994-005	Oceanside Gardens Apartments	21	21	21
CA-1994-006	Villa San Miguel	50	50	49
CA-1994-007	Huron Garden Apartments	38	38	35
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	246
CA-1994-026	Coit Apartments	106	106	106
CA-1994-030	Round Walk Village	129	129	121
CA-1994-031	The Gardens	20	20	19
CA-1994-032	Park Place Apartments	49	49	49
CA1994035	Washington Villa	12	12	12

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

CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# of Occupied Tax Credit Units
CA-1994-035	Golden Oak Manor	50	50	50
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	44
CA-1994-044	Rancheria Village Apartments	14	14	14
CA-1994-047	Courtyard Apartments	108	108	108
CA-1994-048	Casa Heiwa	100	100	98
CA-1994-051	Irvine Inn	192	192	188
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	100
CA-1994-059	Pineview	110	110	110
CA-1994-060	Huntington Hacienda Apartments	117	117	116
CA-1994-064	Mountain View Mark Twain Senior Community	60	60	60
CA-1994-065	Center	106	106	102
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	31
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	19
CA-1994-081	Casa de Los Robles	6	6	6
CA-1994-082	555 Ellis Street Family Apartments	38	38	36
CA-1994-083	Vista Grande	24	24	23
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	39
CA-1994-095	Prospect Villa III Apartments	30	29	28
CA-1994-096	Montague Apartments	28	28	27
CA-1994-100	Merrill Road Apartments Terracina Apartments at Cathedral	15	15	15
CA-1994-103	City	80	80	80
CA-1994-106	Alamar Apartments	24	24	23
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

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

CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# of Occupied Tax Credit Units
CA-1994-122	Firebaugh Garden Apartments	40	40	39
CA-1994-123	Chowchilla Garden Apartments	54	54	52
CA-1994-125	Alamar Apartments II	80	80	79
CA-1994-127	Corning Garden Apartments	38	37	37
CA-1994-128	Mariposa Apartments	34	34	32
CA-1994-129	Morgan Court	6	6	*
	El Patio Community Housing Phase			
CA-1994-130	II	40	40	40
CA-1994-131	Midtown Gardens	205	141	141
CA-1994-134	Tyler Park Townhomes III	28	28	27
CA-1994-135	Tyler Park Townhomes	30	30	29
CA-1994-138	Gabilan Hills Townhomes	100	100	92
CA-1994-139	La Casa Grande	1	1	1
CA-1994-140	Tyler Park Townhomes II	30	30	30
CA-1994-141	The Harrison Hotel	81	81	79
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	13
CA-1994-148	Avenida Terrace Apartments	8	8	8
CA-1994-149	Casa Velasquez	13	13	13
CA-1994-152	Hazeltine Apartments	37	37	33
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	50
CA-1994-160	Columbia Park	50	50	48
CA-1994-161	1101 Howard Street	34	34	32
CA-1994-162	White Oak-Lassen Apartments	80	80	80
CA-1994-165	Auburn Heights	160	160	159
CA-1994-167	The Altamont Hotel	88	88	81
CA-1994-170	Mt. Whitney Plaza	33	28	27
CA-1994-176	Valle de Las Brisas	81	81	80
CA-1994-180	Cedar Road Apts	40	40	39
CA-1994-181	La Hacienda Apartments	36	35	35
CA-1994-186	Seasons at la Quinta	91	91	91
CA-1994-190	Danbury Park	140	139	138
CA-1994-192	Creekview Apartments	36	36	35
CA-1994-196	Athens Glen Apartments	51	51	50
CA-1994-197	Morehouse Apartments	41	41	41
	Alejandro Rivera Senior Citizens			
CA-1994-198	Apts II	82	82	82
CA-1994-203	Adams-Congress Apartments	46	46	46
CA-1994-205	Park Meadows	140	140	139
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	86

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

CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# of Occupied Tax Credit Units
CA-1994-216	Cambridge Court	140	132	127
CA-1994-220	Tarmigan Terrace	112	112	109
CA-1994-901	Shasta Villa Apartments	20	20	4
CA-1994-902	Willowbrook Apartments II	96	22	20
CA-1994-905	The Rose Gardens	132	132	132
CA-1994-906	Victoria Woods-San Bernardino	178	178	174
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	19
CA-1995-020	San Vicente Townhomes	50	50	50
CA-1995-024	Harden Ranch Apartments	100	100	97
CA-1995-031	Jasmine Heights	128	128	127
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	29
CA-1995-040	Gateway Village	48	48	44
CA-1995-041	School House Station	47	47	43
CA-1995-043	Villa Metropolitano	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	37
CA-1995-055	Main Street Affordable	36	36	36
CA-1995-056	Pickering Place	43	43	42
CA-1995-057	Euclid Villa	15	15	13
CA-1995-059	Oxnard Villa	40	40	39
CA-1995-060	Parthenia Court	25	25	25
CA-1995-061	Reseda Village	42	42	42
CA-1995-064	Heritage Park	81	81	77
CA-1995-066	Marsh Creek Apartments	126	126	121
CA-1995-069	Hayes Valley Phase I & II	195	195	190
CA-1995-070	Noble Pines Apartments	67	67	68
CA-1995-071	Ashwood Court Apartments	72	72	72
CA-1995-072	Washington Courts	30	30	30
CA-1995-073	Sycamore Street Commons	60	60	58
CA-1995-074	Lyric Hotel	58	58	56
CA-1995-075	Plaza-Ramona Apartments	63	63	60
CA-1995-076	Washington Courtyard	90	90	89
CA-1995-077	Parkside Apartments	79	79	79
CA-1995-078	Ohlone Court Apartments	135	135	128

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

CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# of Occupied Tax Credit Units
CA-1995-079	Santa Alicia	88	88	81
CA-1995-081	Strobridge Court Apartments	96	96	95
CA-1995-082	Figueroa Senior Housing	66	66	66
CA-1995-083	Normandie Senior Housing	75	75	75
CA-1995-086	Yerba Buena Commons	246	246	246
CA-1995-091	Rumrill Place	32	32	32
CA-1995-093	Hamilton Apartments	92	92	93
CA-1995-095	Summerhill Apartments	128	128	125
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	32
CA-1995-101	Sky Parkway Estates	80	80	72
CA-1995-102	Greenway Village	54	54	47
CA-1995-103	Westgate Townhomes	40	40	39
CA-1995-104	Mountain View Townhomes	37	37	36
CA-1995-105	Land Park Woods	75	75	70
CA-1995-106	Midtown Family Homes	90	90	87
	Hobson Way Family Housing/ Casa			
CA-1995-108	San Juan	64	64	62
CA-1995-109	Cecilia Place	16	16	16
CA-1995-111	Bristlecone Apartments	32	32	29
CA-1995-114	Rose Hotel	76	76	69
CA-1995-116	Gilroy Park Apartments	74	74	69
CA-1995-117	Brentwood Park Apartments	80	80	79
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	30
	Terracina Apartments at Laguna			
CA-1995-131	Creek	136	136	129
CA-1995-132	Villa Siena Apartments	126	126	126
CA-1995-133	Villa Cortina Apartments	116	116	115
CA-1995-135	Terracina at Morgan Hill	76	76	70
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	48
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	485
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

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

CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# of Occupied Tax Credit Units
CA-1995-913	San Juan Capistrano Senior Apartments	112	112	112
CA-1995-914	Lakewood Senior Apartments	85	85	85
CA-1995-915	Harmony Court	187	187	187
CA-1995-916	Metro Center Senior Homes	60	60	59
CA1995917	Century Village	100	79	79
CA-1996-001	Monterra Village	33	33	32
CA-1996-002	5th and Wilshire Apartments	32	32	32
CA-1996-004	Oak Ridge Apartments	80	80	80
CA-1996-005	San Pedro New Hope Courtyard Apartments	10	10	10
CA-1996-009	Decro Nordhoff	38	38	38
CA-1996-013	The Knolls	62	62	62
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	59
CA-1996-037	Apollo Hotel	80	80	77
CA-1996-040	Brentwood Garden Apartments	80	80	74
CA-1996-041	Gilroy Garden Apartments	74	74	73
CA-1996-044	Bodega Hills Apartments	24	24	21
CA-1996-045	TM Chambers Manors	19	18	*
CA-1996-046	Sheraton Town House	142	141	142
CA-1996-047	Figueroa Oaks	31	31	32
CA-1996-048	Pico Gramercy Family Hsg	49	49	49
CA-1996-050	Tremont Street Apartments	21	21	21
CA-1996-051	Shattuck Senior Homes	26	26	26
CA-1996-052	Wilcox Apartments	23	23	23
CA-1996-055	Tolton Court (see 99-094 add'l credits)	10	10	10
CA-1996-058	Hemet Vistas Apartments	72	72	72
CA-1996-060	Cottonwood Place Apartments	109	109	106
CA-1996-061	Stocker St./54th St./Victoria Manor Apts	44	44	44
CA-1996-062	South of Romneya	179	179	172
CA-1996-063	Madison Place	56	56	54
CA-1996-064	Alma Place	106	106	106
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	28

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

<i>CTCAC Number</i>	<i>Project Name</i>	<i>Total Units</i>	<i>Required # of Tax Credit Units</i>	<i># of Occupied Tax Credit Units</i>
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	79
CA-1996-099	Golden Villa Apartments	32	32	31
CA-1996-103	Vallejo Street Senior Apartments	40	40	40
CA-1996-107	Lincoln Hotel	41	41	41
CA-1996-114	Glenview Apartments	90	90	85
CA-1996-116	Morgan Hill Ranch	80	80	78
CA-1996-117	Palm Court	66	66	66
CA-1996-118	Midtown Senior Homes	138	138	138
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	75
CA-1996-122	Halifax Apartments	46	46	45
CA-1996-126	Country Manor	42	42	37
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	86
CA-1996-141	Empress Apartments	14	14	14
CA-1996-142	Vintage Pointe Senior Apartments	136	136	135
CA-1996-144	Western Heights	40	40	37
CA-1996-145	Normont Terrace Phase I	200	200	199
CA-1996-148	Vintage Glen Senior Apartments	124	124	122
CA-1996-156	Cochran City Lights	25	25	25
CA-1996-160	Garland City Lights	72	72	71
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
	Sunshine Financial Group II -			
CA-1996-181	Dakota	4	4	4
CA-1996-184	Blessed Rock of El Monte	137	137	135
CA-1996-186	Las Jicamas Apartments	46	46	45
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	21
CA-1996-199	Rossmore Hotel	60	60	55
CA-1996-203	Palm View Apartments	40	40	39

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

<b>CTCAC Number</b>	<b>Project Name</b>	<b>Total Units</b>	<b>Required # of Tax Credit Units</b>	<b># of Occupied Tax Credit Units</b>
CA-1996-206	Casa Hernandez Apartments	80	79	79
CA-1996-211	Positano Apartments	117	117	117
CA-1996-217	De Anza Hotel	94	94	94
CA-1996-237	Grant Village Townhomes	40	40	39
CA-1996-239	Rancho Gardens Apartments	118	100	98
CA-1996-245	Linda Vista Residences	48	48	44
CA-1996-246	The Surf	56	56	53
CA-1996-247	Cordova Meadows Apartments	184	184	184
CA-1996-248	St. Mathew Hotel	57	57	56
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	64
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	193
CA-1996-906	Siena at Renaissance (The Enclave)	637	128	128
CA-1996-907	Seasons at Ontario Gateway Plaza	80	78	78
CA-1996-908	Piedmont Apartments	250	250	246
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	68
CA-1996-912	Bridgecourt	220	89	88
CA-1996-914	Park Vista Apartments	60	60	60
CA-1996-915	Kittridge Park Villa	39	39	39
CA-1996-917	Bermuda Gardens	80	80	80
CA-1996-918	Hampton Square Apartments	350	212	212
CA-1996-919	Kalmia Courtyards	28	28	27
CA-1996-920	Stonegate Apartments	118	118	115
CA-1996-921	Villa Savannah Apartments	138	138	116
CA-1996-925	The Winery Apartments	248	248	205
CA-1996-926	City Gardens Apartments	274	274	274
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	76
CA-1997-034	Fedora Apartments	23	23	22
CA-1997-039	Casa Nettleton Apartments	28	28	28
CA-1997-040	Oroysom Village	60	59	56
CA-1997-045	Hacienda Sr Villas	151	151	151
CA-1997-047	Columbia Village	80	80	78
CA-1997-048	Figueroa Court Apartments	40	40	31

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

CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# of Occupied Tax Credit Units
	The Cecil Williams Glide			
CA-1997-050	Community House	52	52	48
CA-1997-056	Terra Cotta Apartments	168	167	161
CA-1997-058	Casas San Miquel de Allende	37	37	37
CA-1997-059	Sycamore Park Apartments	59	58	58
CA-1997-064	Vista Nueva	30	29	29
CA-1997-073	Sequoia Street Apartments	11	11	11
CA-1997-078	Auberry Park	110	109	109
CA-1997-080	Heavenly Vision Senior Housing	46	46	*
CA-1997-082	Diamond Terrace Apartments	61	61	59
CA-1997-086	Windsor Park Apartments	79	79	79
CA-1997-090	Pittsburg Park Apartments	75	75	74
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	68
CA-1997-134	Vintage Park Sr Apartments	120	120	119
CA-1997-145	Valley Vista Apartments	60	60	59
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	120
	The Salvation Army Westwood			
CA-1997-186	Transitional Village	40	40	37
CA-1997-194	Juniper Street Apartments	14	14	14
CA-1997-213	Imperial Gardens	49	49	48
CA-1997-221	Vista Verde Apartments	40	39	39
CA-1997-237	West 28th Street Apartments	16	15	15
CA-1997-240	Grandview City Lights	32	31	31
CA-1997-246	Vintage Creek Sr. Apartments	105	105	103
CA-1997-506	Harmony Terrace	136	134	130
CA-1997-507	Northpoint Village Apartments	70	69	69
CA-1997-508	Casa Verde Apartments	30	29	29
CA-1997-513	Gatewood Commons	120	118	115
CA-1997-514	Clara Court	35	35	35
CA-1997-520	Tara Hills Garden Apts	60	60	*
CA-1997-524	Montclair Apartments	79	79	78
CA-1997-525	Creekview Inn	25	24	24
CA-1997-538	Gwen Bolden Manor	24	23	23
CA-1997-545	Madera Family Apartments	81	74	72
CA-1997-547	Forest View Senior Apartments	60	59	59
CA-1997-551	Santa Fe Apartments	88	88	87
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	200

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

CTCAC Number	Project Name	Total Units	Required	# of	# of Occupied
			Tax Credit	Units	Tax Credit Units
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		128
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		65
CA-1997-604	Shingle Terrace Apartments	71	71		70
CA-1997-608	Laurel Tree Apartments	138	136		135
CA-1997-613	Trolley Terrace	18	18		17
CA-1997-901	Westberry Square Apartments	99	99		97
CA-1997-907	4573 Willis Apartments	23	5		5
CA-1997-908	14955 Dickens Apartments	18	4		4
CA-1997-909	4701 Natick Apartments	121	25		25
CA-1997-912	4334-4346 Matilija Apartments	54	11		11
CA-1997-913	The Promanade-I	68	52		48
CA-1997-914	The Promanade-II	78	14		14
CA-1997-915	Pacific Point Apartments	213	213		199
CA-1997-916	Ashwood Village Apartments	119	119		119
CA-1997-919	Cochrane Village Apartments	16	16		16
CA-1997-920	Villa Pacifica	158	158		158
CA-1997-921	Renwick Square	148	148		147
CA-1997-922	Oak Creek II Apartments	119	119		115
CA-1997-923	Montevista Apartments	306	153		153
CA-1997-924	Malabar Apartments	125	125		118
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		119
CA-1997-939	Schoolhouse Court	13	13		13
CA-1997-940	Pecan Court	25	24		24
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
CA-1997-944	Continental Gardens Apartments	298	298		295
CA-1997-947	The Village at Lakeside	136	135		134
CA-1997-949	Pinewood Apartments	55	55		55
CA-1997-950	Borregas Court	193	192		*
CA-1997-952	Shorebreeze Apartments	119	119		119
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		118
CA-1997-956	Northstar Apartments	36	36		35

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

CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# of Occupied Tax Credit Units
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	9
CA-1997-970	Plaza Club Apartments	208	42	42
CA-1997-971	Barnsdall Court Apartments	38	37	37
CA-1997-972	Victoria Woods Yorba Linda	124	124	120
CA-1997-974	Little Italy Family Housing	37	15	34
CA-1997-975	Sophia Ridge Apartments	112	45	45
CA-1997-976	Woodbridge Park Apartments	77	31	29
CA-1998-001	Kennedy Estates	100	98	98
CA-1998-002	Mayur Town Homes	20	20	19
CA-1998-005	Brookside Senior Apartments Truckee-Donner Senior Citizen	48	41	41
CA-1998-006	Community	60	59	59
CA-1998-007	Portola Senior Citizen Community	50	45	45
CA-1998-008	Lincoln Senior Citizens Apartments Sierra Valley Senior Citizen	70	69	69
CA-1998-009	Community	50	48	48
CA-1998-023	Auburn Court Apartments	60	59	59
CA-1998-027	Bermuda Park Apartments	90	90	87
CA-1998-033	Idaho Apartments	28	28	26
CA-1998-042	Casa Madrid	28	28	28
CA-1998-050	Perris Park Apartments	80	79	79
CA-1998-053	Wilshire Courtyard	102	101	101
CA-1998-060	Villa Hermosa	39	39	38
CA-1998-061	Park Land Senior Apartments	23	22	22
CA-1998-063	Central Gardens I	12	12	12
CA-1998-067	Three Palms Apartments	120	111	110
CA-1998-068	Las Palmas Apartments	81	80	77
CA-1998-069	Sierra View Gardens	144	142	142
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	29
CA-1998-087	Heritage Homes	148	146	142
CA-1998-090	The Don	56	56	56
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	72

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

CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# of Occupied Tax Credit Units
CA-1998-110	Solano Vista Senior Apartments	96	96	94
CA-1998-120	Roosevelt Street Townhomes II	22	21	21
CA-1998-130	Quan Ying Senior Apartments	20	20	20
	Avalon-El Segundo Senior			
CA-1998-154	Apartments	42	41	41
CA-1998-174	Vintage Grove Senior Apartments	110	109	108
CA-1998-177	Belridge Street Apartments	12	11	11
CA-1998-179	Southern Hotel	55	53	53
CA-1998-181	East Linda Gardens	103	103	92
CA-1998-188	Bernal Gateway Apartments	55	54	45
CA-1998-191	Kenmore Apartments	21	20	20
CA-1998-198	Northside Commons	83	82	80
CA-1998-213	Vista Park I	83	82	82
CA-1998-214	Gateway Plaza Apartments	107	102	102
CA-1998-219	Casa del Sol	54	53	53
CA-1998-222	The Sheridan Apartments	56	56	56
CA-1998-233	Meadowview Apartments	170	168	164
CA-1998-234	Royal Heights Apartments	120	119	119
CA-1998-241	Pablo Rodriguez Plaza Apartments	81	80	80
CA-1998-259	Sycamore Walk	112	110	110
CA-1998-262	Palm Terrace	51	51	22
CA-1998-507	Greenridge	34	33	33
CA-1998-517	Harris Court	20	19	19
CA-1998-524	Caliente Creek	45	45	45
CA-1998-531	Creekside Apartments	81	80	80
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	80
CA-1998-559	Casa Garcia	14	14	13
CA-1998-565	Kailani Village	188	182	173
CA-1998-567	San Antonio Garden	65	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	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	84
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	160
CA-1998-902	16th Street Apartments	17	17	17
CA-1998-903	Park Glenn Apartments	150	150	146

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

CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# of Occupied Tax Credit Units
CA-1998-904	Santa Paula Village Apartments	55	55	55
CA-1998-906	Lange Drive Family	74	74	74
CA-1998-907	The Village at 9th Apartments	240	239	231
CA-1998-908	The Village at Shaw Apartments	204	203	199
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	180
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	90
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	11
CA-1998-924	The Alhambra Apartments	160	68	67
CA-1998-925	East Bluff Apartments	142	108	108
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	122
CA-1998-932	Casa La Palma Apartments	269	269	269
CA-1998-933	Del Nido Apartments	205	205	203
CA-1998-934	Rio Vista Apartments	158	158	158
CA-1998-936	Villa Serena Apartments	136	136	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	145
CA-1998-944	Sienna Vista (Shady Tree)	296	295	270
CA-1998-946	Phoenix Apartments	184	184	184
CA-1998-948	Cedarbrook	70	70	47
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-1998-958	Owl's Landing	72	71	71
CA-1998-959	Carrington Pointe	0	79	79
CA-1998-960	Whispering Woods	406	402	396
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	95
CA-1998-966	Bouquet Canyon Senior Living	264	264	262
CA-1998-967	Orchard Gardens Apartments	62	61	61

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

CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# of Occupied Tax Credit Units
CA-1998-968	Abajo Del Sol Senior Apartments	61	60	60
CA-1998-969	Mission Village Apartments	76	75	75
CA-1998-970	Villa Garcia (Island Village)	80	79	79
CA-1998-973	Cedar Tree Apartments	143	143	143
CA-1998-974	Central Park Apartments	148	148	141
CA-1998-975	Woodcreek Terrace Sr.	104	104	104
CA-1998-977	Marina Vista I	88	88	82
CA-1998-978	Marina Vista II	148	147	141
CA-1998-979	Marina Heights	152	151	137
CA-1998-980	Stockton Gardens Apartments	80	79	78
CA-1998-981	Stockton Terrace Apartments	80	79	77
CA-1998-985	Aldea Park Apartments	49	40	34
CA-1998-986	Maidu Village Phase II	84	82	77
CA-1998-987	College Park Apartments	54	53	53
CA-1998-989	President John Adams Manor	300	285	281
CA-1998-990	Stone Pine Meadow	72	71	71
CA-1998-991	The Arbors	60	59	59
CA-1998-994	Larchmont Arms Apartments	64	64	64
CA-1998-995	Friendship Estates Apartments	76	76	74
CA-1998-996	Orangewood Court Apartments	91	91	90
CA-1998-997	Clovis Senior Apartments	101	101	99
CA-1999-001	Eucalyptus View Co-operative	24	23	*
CA-1999-002	Las Palmeras	77	76	76
CA-1999-004	Brookview Senior Housing	102	100	100
CA-1999-005	Hemet Vistas II	71	71	70
CA-1999-009	East Canon Perdido	7	7	6
CA-1999-016	Ellis Street Apartments	25	24	21
CA-1999-022	Park Plaza Senior Apartments	203	200	200
CA-1999-023	Winona Gardens Apartments	68	66	66
CA-1999-024	Martha's Village	34	34	*
CA-1999-029	Highland Village	91	89	85
CA-1999-031	Downey Senior Apartments	31	29	29
CA-1999-034	Lincoln Hotel	41	40	37
CA-1999-036	Detroit Street Senior Housing	10	10	10
CA-1999-037	Washington Square Apartments	57	56	54
CA-1999-041	Maryland Apartments	30	29	29
CA-1999-044	Senderos	12	12	12
CA-1999-045	Amistad	23	23	23
CA-1999-048	Templeton Place	29	28	28
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	19
CA-1999-062	San Pedro Commons	74	73	74
CA-1999-067	Park William Apartments	31	30	30

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

CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# of Occupied Tax Credit Units
CA-1999-073	Jeffrey-Lynne Apartments Phase I	200	192	0
CA-1999-080	Vista Park Senior Homes, Phase II	83	82	82
CA-1999-090	Fox Normandie Apartments	48	47	47
CA-1999-091	Vista Verde Townhomes	76	75	75
CA-1999-093	Brandon Apartments	32	31	0
CA-1999-094	Tolton Court	10	10	10
CA-1999-096	Villa Ciolino	42	41	41
CA-1999-097	Northpoint II Village Apartments	40	32	32
CA-1999-100	Monterey Pines	324	259	233
CA-1999-105	The Hoover Hotel	50	49	49
CA-1999-106	San Andreas Farm Labor Camp	43	42	42
CA-1999-113	Italian Gardens Family Housing	148	117	111
CA-1999-116	Village Crossing Apartments	196	129	129
CA-1999-121	Oak Center Apartments	77	76	79
CA-1999-128	Noble Senior Housing	85	84	84
CA-1999-129	Old Elm Village	87	68	67
CA-1999-130	Plaza East Apartments	193	193	190
CA-1999-133	Firehouse Village	30	23	22
CA-1999-144	Emerald Hill	46	45	45
CA-1999-145	Laurel Glen Apartments	64	63	61
CA-1999-150	Odd Fellows Senior Housing	14	14	14
CA-1999-160	San Joaquin Vista Apartments	48	47	47
CA-1999-163	Santa Inez Apartments Villas	44	43	*
CA-1999-165	International Boulevard Family Housing	30	29	29
CA-1999-167	Tara Hills Garden Apartments	60	59	59
CA-1999-168	Towne Square Apartments	51	50	50
CA-1999-170	Pismo-Buchon Apartments	11	10	10
CA-1999-173	Casa de Canoga Apartments	102	101	102
CA-1999-174	Villages at Cabrillo	196	196	*
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	57
CA-1999-182	The Hazel Hotel (96-088)	13	13	11
CA-1999-183	The Ridge Apartments	80	79	78
CA-1999-194	Courtland City Lights	92	91	90
CA-1999-196	Sunrise Vista Apartments	56	57	52
CA-1999-200	Porvenir Estates	40	39	38
CA-1999-208	Vintage Brook Senior Apartments	148	147	146
CA-1999-213	Villa Escondido Apartments	112	112	111
CA-1999-215	Seeley Family Apartments	48	47	47
CA-1999-222	Casa del Sol Family Apartments	81	79	79
CA-1999-225	Park Place Apartments	80	79	79
CA-1999-229	Cantamar Villas	38	36	*
CA-1999-242	Fullerton Residential Hotel	134	134	129
CA-1999-246	Adams City Lights	31	30	30

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

CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# of Occupied Tax Credit Units
	Piedmont & Sierra Senior			
CA-1999-247	Apartments	96	76	76
CA-1999-249	Willow Tree Villages	49	48	0
CA-1999-251	Orange Tree Village	21	20	0
CA-1999-256	Truckee Riverview Homes	39	38	38
CA-1999-804	Village Avante Apartments	112	110	110
CA-1999-805	Don De Dios Apartments	70	68	68
CA-1999-806	Palo Alto Gardens	156	155	155
CA-1999-807	Citrus Tree Apartments	81	80	77
CA-1999-808	Mission Bay Apartments	120	119	117
CA-1999-810	Alpine Woods Apartments	137	136	129
CA-1999-811	North Hills Apartments	204	203	199
CA-1999-812	The Parks at Fig Garden	365	365	357
CA-1999-813	Sycamore Woods Apartments	186	185	177
CA-1999-814	Riviera Apartments	129	128	112
CA-1999-815	Concord Greenbriar Apartments	198	198	188
CA-1999-817	Lancaster Manor Apartments	248	245	245
CA-1999-820	Van Nuys Pierce Park Apartments	430	426	426
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-1999-826	Paseo del Sol Apartments	132	130	130
CA-1999-827	Woodmark Apartments	173	171	163
	Standiford Gardens AKA Emerald			
CA-1999-830	Pointe	249	249	228
CA-1999-834	Wildomar Senior Leisure Living	176	175	79
CA-1999-835	Saratoga Senior Apts	108	107	107
CA-1999-836	Sycamore Pointe Apts	136	135	135
CA-1999-838	Sutter Terrace	99	99	99
CA-1999-839	Northgate Apartments	82	81	81
CA-1999-840	Southwest Summit Rose - Rosewood	91	89	88
CA-1999-841	The Willows Apartments	47	46	45
CA-1999-842	The Apartments at Silverado Creek	102	100	100
CA-1999-845	Watercrest Apartments	206	205	191
	Thornbridge Apartments (The			
CA-1999-846	Gardens)	286	285	227
	Baldwin Village Scattered Sites &			
CA-1999-847	Watson II	83	83	83
CA-1999-849	Springdale West Apartments	410	406	405
CA-1999-851	Ridgecrest Apartments	148	147	141
CA-1999-852	North Park	166	164	162
CA-1999-860	Villa Serena Apartments	132	131	131
CA-1999-861	Lion Villas Apartments	272	229	216
CA-1999-862	Miraido Apartments	109	37	37
CA-1999-863	Willow Pointe Apartments	210	208	195

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

CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# of Occupied Tax Credit Units
CA-1999-864	Preservation I	89	87	77
CA-1999-865	Preservation II	109	104	100
CA-1999-866	Preservation III	48	44	44
CA-1999-868	Preservation V	124	118	113
CA-1999-869	Delta View Apartments	205	203	185
CA-1999-870	Park David Senior Apartments	241	240	237
CA-1999-881	Hermitage III Senior Apartments Vista Sonoma Senior Living	94	93	92
CA-1999-882	Apartments	189	189	184
CA-1999-883	Peninsula Park Apartments Papago Court / Apple Valley	129	65	64
CA-1999-886	Apartments	48	47	44
CA-1999-892	Alegria	45	44	44
CA-1999-893	Hope Village	67	65	65
CA-1999-897	Westside Village Apartments	40	39	39
CA-1999-898	Lake Park Apartments	104	103	102
CA-1999-899	Parkwood Apartments	180	178	171
CA-1999-900	Delta Village Apartments	80	79	77
CA-1999-901	Light Tree Apartments	94	93	93
CA-1999-902	Casa Ramon Apartments	75	74	74
CA-1999-904	Carson Terrace	62	61	61
CA-1999-906	Emerald Glen Apartments	240	239	130
CA-1999-907	The Waterman Apartments Concord-Huntington Park	128	127	126
CA-1999-908	Apartments	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	52
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	124
CA-1999-925	Park Sierra at Iron Horse Trail	283	57	55
CA-1999-926	Los Altos Apartments	67	27	27
CA-1999-927	Swan's Market Hall Apartments	18	17	17
CA-1999-929	Springwood	393	389	358
CA-1999-932	Bayview Courtyard	29	29	29
CA-1999-933	West Oaks Apartments	52	52	48
CA-1999-936	Watts/Athens Preservation XVII	100	100	100
CA-1999-938	Mercy Village Folsom	80	80	80
CA-2000-004	Casitas del Sol	36	35	35
CA-2000-005	Corona de Oro Apartments	72	71	71
CA-2000-006	Dewey Hotel Jeffrey-Lynne Neighborhood	43	42	*
CA-2000-008	Revitalization, Phase II	108	99	0

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

CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# of Occupied Tax Credit Units
CA-2000-011	Sonya Gardens Apartments	60	59	59
CA-2000-013	Don Carlos Apartments	30	23	23
CA-2000-016	Fuente de Paz Apartments	37	36	36
CA-2000-021	Chico Gardens Apartments	92	91	89
CA-2000-023	Villa del Guadalupe	60	59	59
CA-2000-037	Ventaliso Apartments	48	36	36
CA-2000-038	Main Street Apartments	28	27	27
CA-2000-044	Norwood Annex	15	15	14
CA-2000-045	Adeline Street Lofts	38	37	37
CA-2000-053	Simpson Arbor Apartments	83	82	*
CA-2000-058	El Jardin Apartments	81	80	80
CA-2000-060	River Garden Apartments	81	80	*
CA-2000-075	Mountain View Townhomes	68	67	64
CA-2000-088	Avalon Terrace Nicolet	38	31	31
CA-2000-094	Arbor Park Community	75	59	59
CA-2000-095	Jamacha Glen Apartments	52	43	*
CA-2000-098	Esseff Village Apartments	51	50	*
CA-2000-101	Seabreeze Apartments	38	29	29
CA-2000-110	Monte Vista Gardens Family Housing	144	114	*
CA-2000-118	Oakley Senior Apartments	80	79	77
CA-2000-119	Whispering Pines Apartments	96	94	94
CA-2000-120	Wilshire City Lights	21	17	17
CA-2000-121	Angels City Lights	49	39	39
CA-2000-122	Gateway City Lights	72	56	56
CA-2000-125	Porvenir Estates II	40	39	37
CA-2000-136	Villa del Mar	48	37	36
CA-2000-149	Vineyard Apartments	65	52	52
CA-2000-150	HomeSafe Santa Clara	25	24	23
CA-2000-156	Cottonwood Creek	40	39	39
CA-2000-158	Victory Gardens	15	15	*
CA-2000-162	Oakland Point , L.P.	31	31	*
CA-2000-170	Jay's Place	41	32	32
CA-2000-172	Villa de las Flores Apartments	80	79	79
CA-2000-173	Meadow Vista Apartments	72	56	56
CA-2000-180	Luis "Spud" Moreno Senior Apts	80	79	*
CA-2000-187	The Greenery Apartments	95	94	*
CA-2000-190	West Mission Corridor Revitalization Project	120	98	0
CA-2000-197	Park Terrace Apartments	80	79	79
CA-2000-204	Season at the Grove	40	31	31
CA-2000-214	MORH I Housing	124	125	122
CA-2000-237	Vacaville Hillside Seniors	15	12	*
CA-2000-250	Village Pointe Apartments	200	199	195
CA-2000-251	Meera Town Homes	21	16	16
CA-2000-252	Greene Street Townhomes	36	28	28
CA-2000-263	Villa La Jolla	55	54	54

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

CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# of Occupied Tax Credit Units
CA-2000-800	Maplewood Apartments	79	78	78
CA-2000-801	CCBA Senior Garden	45	44	44
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	83
CA-2000-808	Grace Avenue Housing	84	83	83
CA-2000-809	The Villaggio II	65	64	64
CA-2000-812	Sierra Vista Apartments	192	190	172
CA-2000-814	The Stratton Apartments	312	311	215
CA-2000-815	Canyon Rim Apartments	504	503	360
CA-2000-816	Coggins Square Apartments	87	87	82
CA-2000-820	Quail Run	200	199	192
CA-2000-821	Santa Rosa Garden	111	109	108
CA-2000-822	Steinbeck Commons Apartments	100	99	99
CA-2000-824	Shadow Palms Apartments	144	143	143
CA-2000-825	Eastridge Apartments	80	78	78
CA-2000-826	Vintage Woods Senior Apartments	185	185	183
CA-2000-827	Cottage Estates	152	152	146
CA-2000-828	Rancho Carrillo Apartments	116	76	76
CA-2000-831	Regency Centre	100	99	99
CA-2000-832	St. Regis Park	119	118	115
CA-2000-835	Orange Grove Apartments	24	23	23
CA-2000-837	Kings Villages	313	312	312
CA-2000-838	Vintage Chateau Senior Apartments	240	239	230
CA-2000-840	Laurel Glen	128	127	127
CA-2000-841	Emerald Gardens Apartments	110	108	108
CA-2000-842	Sea Wind Apartments	91	90	90
CA-2000-843	Cobblestone Apartments	64	63	63
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-2000-851	Las Palmas Apartments	92	69	69
CA-2000-852	Cypress Villa Apartments	72	71	70
CA-2000-853	Island Gardens Apartments	122	122	92
CA-2000-856	Tahoe Valley Townhomes	70	68	68
CA-2000-857	Santa Ana Towers	200	199	199
CA-2000-858	Main Street Plaza	110	109	109
CA-2000-863	Stone Creek Apartments	120	119	117
CA-2000-864	Bijou Woods Apartments	92	90	90
CA-2000-865	Courtyard Plaza Apartments	81	80	66
CA-2000-866	University Gardens Apartments	113	111	*
	Stuart Drive Apts. & Rose Garden			
CA-2000-868	Apts.	239	239	237
CA-2000-870	Park Glenn Senior Apartments	18	17	17
CA-2000-873	Pinecrest Apartments	24	23	23

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

CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# of Occupied Tax Credit Units
CA-2000-874	Camara Circle Apartments	52	50	50
CA-2000-875	Villa Paseo Senior Residences	110	108	108
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	184
CA-2000-888	Mission Suites Apartments	117	116	112
CA-2000-890	Pioneer Park Plaza Apartments	161	160	158
CA-2000-893	Clayton Crossing (formerly known as Driftwood Apts	296	296	256
CA-2000-899	Greenfair Apartments	387	385	*
CA-2000-900	Pioneer Garden Apartments	141	140	139
CA-2000-901	Claremont Village Apartments	150	149	149
CA-2000-902	Plum Tree Apartments	70	69	69
CA-2000-903	Magnolia City Lights	54	53	53
CA-2000-904	Harbor City Lights	56	55	55
CA-2000-905	Normandy Park Senior Apartments	116	92	92
CA-2000-906	Countrywood Village Apartments	292	289	*
CA-2000-907	Park Place Apartments	142	141	141
CA-2000-910	Runnymede Gardens	78	77	72
CA-2000-912	Heritage Villas Senior Housing	143	142	134
CA-2000-913	Virginia Lane Apartments	91	89	89
CA-2001-047	Bowen Court	20	20	*
CA-2001-106	Arvin Family Apartments	43	42	*
CA-2001-800	River Court Apartments	0	80	80
CA-2001-802	Heritage Park on Woodman	155	153	153
CA-2001-803	Greentree Senior Apartments	272	270	*
CA-2001-804	Iris Gardens	120	118	118
CA-2001-805	Pavilion Apartments	132	129	129
CA-2001-806	Park Manor Apartments	81	80	79
CA-2001-807	Helzer Courts Apartments	155	154	152
CA-2001-808	Hale-Morris-Lewis Senior Manor	41	40	40
CA-2001-814	Tice Oaks Apartments	91	90	90
CA-2001-815	Vista Las Flores	28	27	*
CA-2001-822	Cielo Vista Apartments	112	111	110
CA-2001-823	Lakeview Terrace Apartments	128	125	125
CA-2001-824	Holiday Manor Apartments	252	251	249
CA-2001-831	Hilltop Commons Apartments	324	169	169
CA-2001-832	Heninger Village Apartments	58	57	*
CA-2001-834	Charter Oaks Apartments	75	74	74
CA-2001-835	1045 Mission Apartments	258	55	55
CA-2001-841	Lincoln Apartments	150	148	*
CA-2001-842	Crocker Oaks Apartments	131	66	66
CA-2001-844	Vintage Gardens Senior Apartments	188	187	186
CA-2001-845	Compton Garden	18	18	18
CA-2001-847	Marina Towers Annex	57	56	56

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

CTCAC Number	Project Name	Total Units	Required # of	# of Occupied
			Tax Credit Units	Tax Credit Units
CA-2001-852	Vista Terrace Hills Apartments	262	260	*
CA-2001-853	Stone Pine Meadow	72	71	*
CA-2001-859	Birchcrest Apartments	64	62	62
CA-2001-863	Tennyson West Apartments	96	94	*
CA-2001-866	Rowland Heights Apartments	144	142	137
CA-2001-868	Terracina at Wildhorse	70	41	41
CA-2001-872	El Rancho Verde Apartments	700	696	696
CA-2001-873	Plaza Manor Apartments	372	370	*
CA-2001-874	Willow Glen Senior Apartments	133	132	*
	Monte Vista Gardens Senior			
CA-2001-875	Housing	69	68	*
CA-2001-886	Kimball Court	95	94	94
CA2001889	Autumnwood Apartments	160	158	158
CA-2001-890	Cypress Cove Apartments	200	198	198
CA-2001-895	Playa del Alameda Apartments	40	39	38
CA-2001-896	La Puente Park Apartments	132	131	129
CA-2001-917	Park West Apartments	256	180	*
CA-2002-005	Apple Tree Village	125	120	*
CA-2002-803	Lassen Apartments	81	80	*
CA-2002-814	Canyon Run Apartments	51	50	48
CA-2002-817	Phoenix Terrace Apartments	89	87	87
CA-2002-827	Saratoga Senior Apts Phase II	120	119	119
CA-2002-876	Walden Glen Apartments	186	185	*
CA-2002-896	McBride Apartments	80	78	*
CA-2002-916	The Arc Apartments	9	8	*
CA-2002-924	Heritage Park at Monrovia	78	77	77
CA-2002-932	Center Pointe Villas	240	236	236
CA-2002-934	Salinas Bay Apartments	95	92	*
CA-2003-803	101 San Fernando Apartments	323	67	*
CA-2003-808	Town Center Apartments	75	15	*
CA-2003-814	Bernal Dwellings Apartments	160	156	*

*APPENDIX D*

*PROGRAM DESCRIPTION*

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

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

### **The Committee**

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

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

### **The Federal Low Income Housing Tax Credit 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 Competitive ("9%") Federal Credits Available**

Each state has an annual housing credit ceiling of \$1.75 per state resident, and may qualify for a prorata share of credits available annually in a national pool comprised of states' unused credits. Beginning January 1, 2003, and thereafter this amount 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 is currently \$70 million (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.

### **Tax-Exempt Bond Financed Program**

Developments that are financed with the proceeds of tax-exempt bonds may also receive federal tax credit. In this instance, the developer/owner of a tax-exempt development must apply to the Committee and must conform to the federal and state statutory and regulatory requirements, but there is no annual "cap" on the amount of credit that may be awarded by the state to such developments. The credit available is based on approximately 4% (instead of 9%) of the "qualified basis" of the development, that is, the costs attributable to the units that will be income and rent restricted for a minimum of 30 years.

### **Eligible Projects**

Only rental housing projects are eligible for tax credits in both the federal and state programs. Credits can be allocated to new construction projects or 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. 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 8.3% and 3.6% 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 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 3 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. (Beginning in July, 2003, these numbers will be reduced to 150 and 60, respectively for new 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 application cycles each year, unless circumstances warrant a reduction in the number of cycles. The first cycle is generally held in March, with a second cycle following in July. Awards are usually made in late May and late 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.

### **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.
- (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 housing tax credits. Projects are monitored according to the requirements of Section 42, IRS regulations, and the terms of the regulatory agreement entered into between the owner and the Committee. Each project will have a site visit from TCAC staff or its agent every three years. During this visit, tenant files and rent rolls will be examined to assure that the incomes and rents are properly restricted. Other items to be inspected include promised amenities as well as the physical conditions of the development and its units.

### **The Commercial Revitalization Deduction Program**

AB 2010, signed into law in September, 2002, designates the California Tax Credit Allocation Committee as California's Commercial Revitalization agency for the purpose of allocating federally authorized Commercial Revitalization deductions to qualified businesses located in California's five federally designated Renewal Communities. The five communities include the rural communities of Orange Cove and Parlier, and certain census tracts in the cities of Los Angeles, San Diego, and San Francisco.

The deduction is available to businesses located in these Renewal Communities that purchase, build, or renovate property for commercial use. It must be allocated by the Committee, pursuant to a Qualified Allocation Plan that the Committee has adopted, and can be claimed, once allocated, at the taxpayer's election, either in the amount of 50% of the qualified costs in the first year after the building is placed in service, or at the rate of 10% per year for 10 years, beginning in the year the building is placed in service. A total of \$12 million in deductions is available to each Renewal Community for each year beginning in 2002 and ending in 2009. In 2002, the Committee allocated a total of \$22 million in deductions to 7 such projects.

