

*CALIFORNIA TAX CREDIT ALLOCATION
COMMITTEE*

2003 Annual Report



PHIL ANGELIDES
Treasurer
State of California

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

2003 Annual Report

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

April 2004

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

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This is the annual report of the California Tax Credit Allocation Committee for the calendar year 2003 and, as such, represents development and compliance reporting for that and previous years. Several changes are anticipated for 2004 and beyond in determining priorities and methodologies of awarding credit.

EXECUTIVE SUMMARY – 2003 Program Highlights

Tax Credit Units in California Exceed 173,000

In 2003, the California Tax Credit Allocation Committee (“TCAC” or “the Committee”) allocated over \$62 million in competitive federal tax credit to 86 low-income housing projects. Additionally, more than \$74 million in state credit was allocated to 29 projects, while an additional \$9 million in state credit was allocated to 8 tax-exempt projects. Fifty-seven family projects, eleven senior projects, four single room occupancy projects, four at-risk projects and ten special needs projects were allocated credit. A total of 5,450 additional affordable housing units will be built with the 2003 ceiling amount, bringing the total aggregate number of units in the competitive, 9% program in California to 88,105. When including tax-exempt bond financed units, the total aggregate number of units assisted with tax credits is 173,379.

Demand for Tax Credits Remains High

Applications for competitive credit received during the year totaled 199 (as compared to 254 in 2002), with 86, or 43%, receiving a tax credit allocation. The demand over supply for tax credits in 2003 was lower to that of 2002 when 27% of all applications received credit allocations. The total dollar amount of federal credit requested was \$161.7 million, while the amount available to allocate was \$62 million or 38% 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 2003 geographic targets compared with the credit allocated:

TABLE 1
2003 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%	4.14%	3.23%
Contra Costa	2.20%	10.62%	8.30%
Los Angeles	39.70%	39.96%	32.20%
Orange	8.00%	6.80%	5.31%
Riverside	2.00%	3.14%	2.95%
Sacramento	4.20%	2.35%	1.83%
San Bernardino	3.90%	3.95%	3.09%
San Diego	10.30%	6.12%	4.78%
San Francisco	4.60%	4.49%	3.51%
Santa Clara	4.40%	2.42%	1.36%
San Mateo	2.00%	1.74%	1.89%
Other Counties	13.20%	14.27%	31.55%
TOTAL	100.00%	100.00%	100.00%

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 2003, the Committee reserved credit for 139 projects financed with the proceeds of tax-exempt bonds, as opposed to 130 projects reserved credit in 2002. The 139 projects funded in 2003 were reserved \$73,099,179 in annual federal tax credit and will produce 13,308 low-income units. In addition, eight of the above 139 projects were reserved \$9,683,098 in state credits.

Monitoring Activities

In 2003, the Committee conducted monitoring activities at 471 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. Of the 471 development inspected, 244, or 51%, were found to have no incidents of non-compliance. The remaining 227 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 9384 files inspected, 9362 or 99.7% 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 2003 as well as prior program years. Appendix D contains a summary description of the tax credit programs.

The Tax Credit Programs

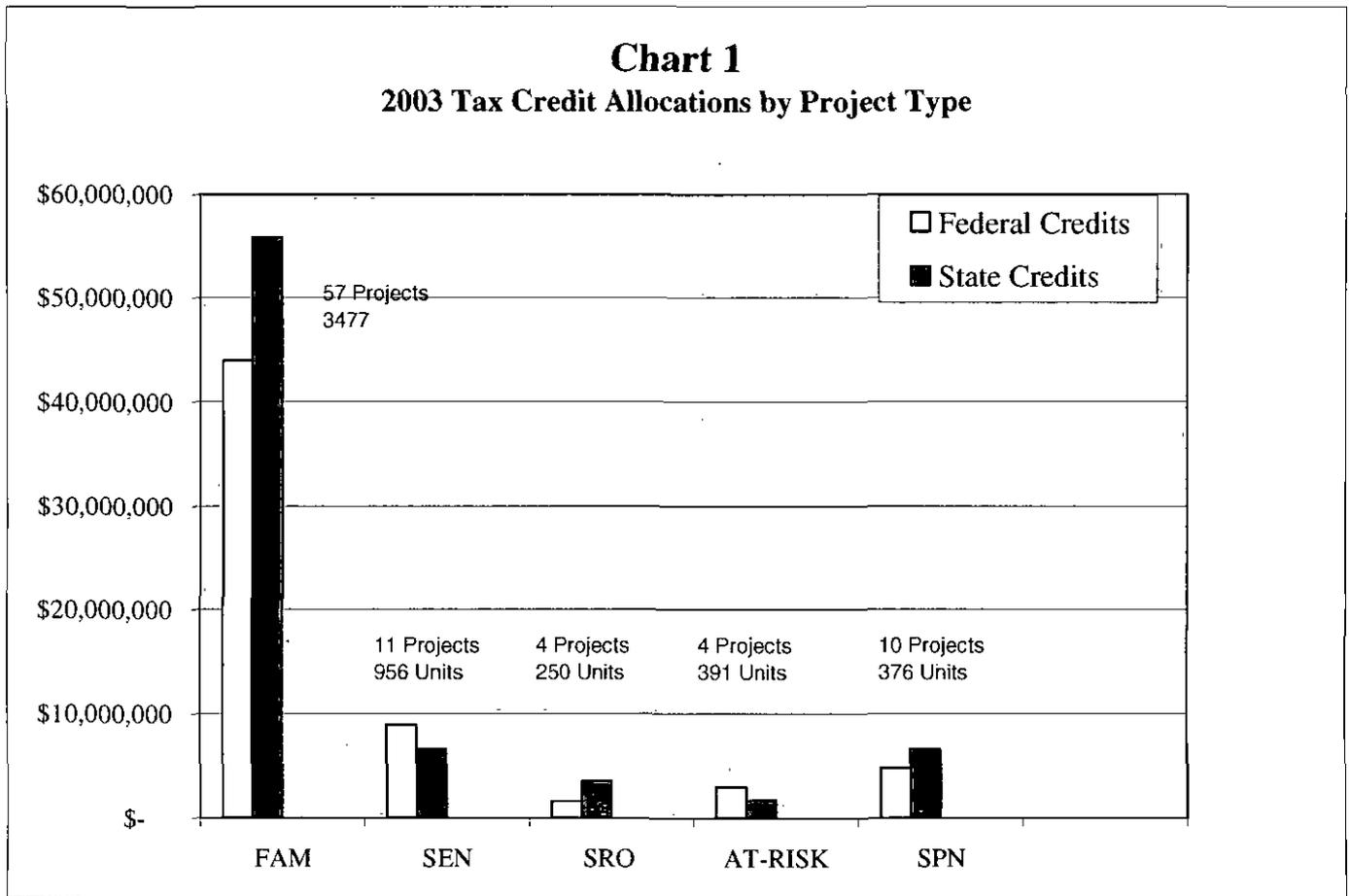
The California Health and Safety Code reiterates that the Committee shall adopt a Qualified Allocation Plan ("QAP"), as required by federal law (IRC Section 42), that specifically addresses project selection criteria. The state statute requires consideration of the following factors when allocating credit:

- (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 2003 PROGRAM

In 2003, the per capita federal credit ceiling was \$61,453,058 (or a total of \$614,530,580 of federal credit available for investors over a ten-year period). In addition to the per capita credit, \$401,617 was available to reallocate from credit returned to the Committee and \$1,045,289 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
2003 Tax Credit Allocations by Project Type



Applications

In 2003, applicants requested approximately \$161.7 million in federal credit and \$156 million in state credit, far exceeding the approximate \$62 million available in federal credit and the \$83 million available in state credit.

Table A-1 in Appendix A provides a summary listing by county of all projects allocated credit in 2003. The 2003 federal tax credits assisted 86 projects in 26 counties. State tax credits assisted 29 projects in 16 counties.

Chart 1 breaks down the 2003 allocations by project type. Of the 86 projects that received an allocation, 57 are designed for large families (3-bedroom or larger units comprised at least 30% of totals project units), 11 are designed for seniors, 4 provide Single Room Occupancy units, 4 projects “at risk” of conversion to market rate, and 10 are targeted for residents with special needs. The project and unit counts do not include tax-exempt bond financed projects.

Chart 2
2003 Unit Distribution by Construction Type

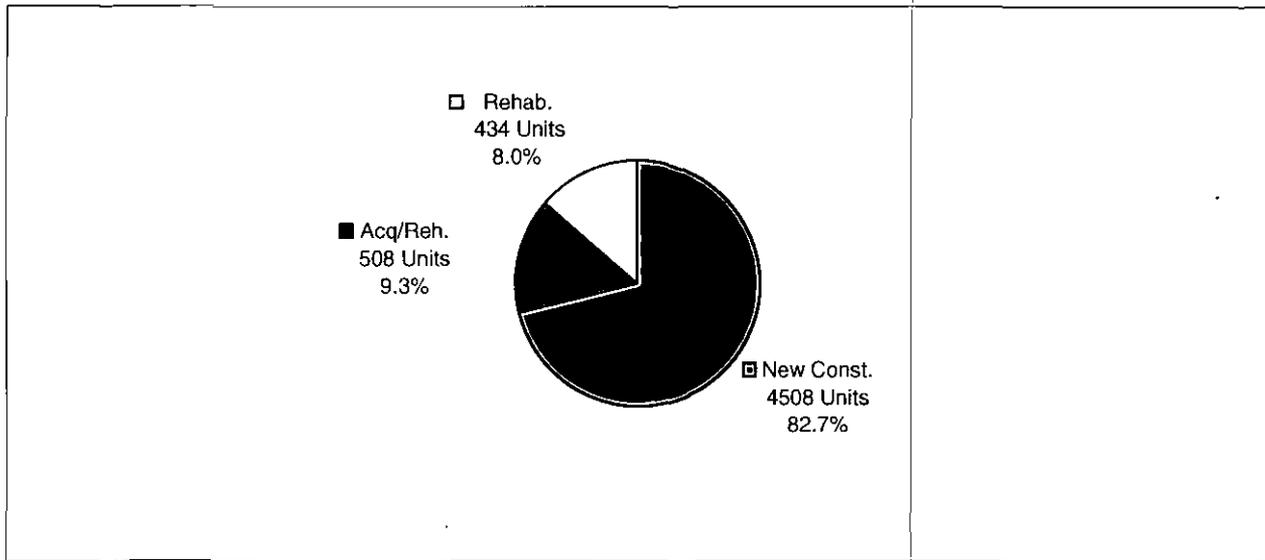


Chart 2 shows the number of 2003 units and projects by construction type, not including the tax-exempt bond financed projects. Projects awarded credit contain 5,545 total units, 5,450 of them low-income. Over 4,500 of these units will be newly constructed, and nearly 950 existing units will be rehabilitated.

Table 2
2003 Allocations by Set-Aside

Set-Aside	Projects	Low Income Units	Federal Allocation	% of Total	State Allocation	% of Total
At-Risk	4	391	\$2,963,320	4.76%	\$1,676,964	2.26%
RHS	4	205	\$2,321,093	3.73%	\$6,940,432	9.36%
Nonprofit	7	372	\$3,734,786	6.01%	\$1,528,816	2.06%
Nonprofit HAA	8	271	\$3,152,452	5.07%	\$3,072,424	4.14%
Rural	14	903	\$10,592,877	17.03%	\$8,381,041	11.30%
Small Development	4	74	\$1,351,371	2.17%	\$0	0%
General Pool	43	3108	\$36,476,081	58.65%	\$49,994,491	67.43%
Special Needs/SRO	2	126	\$1,602,598	2.58%	\$2,557,841	3.45%
Total	86	5450	\$62,194,578	100.00%	\$74,152,009	100.00%

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 11.08% of the federal credit and 6.20% of the state credit was allocated to qualifying nonprofit sponsors. Over 20% of federal credit and of state credit available went to rural projects. 2.17% of federal credit and no state credits were awarded to small development projects.

Table 3
Credits per Unit: 1998-2003

	1998	1999	2000	2001	2002	2003
Federal Credits	\$44,093,456	\$43,349,765	\$50,672,338	\$52,078,900	\$60,302,560	\$62,194,578
State Credits	\$50,234,029	\$52,308,356	\$56,040,292	\$35,918,710	\$91,928,018	\$74,152,009*
Federal Credits/unit	\$7,702	\$8,728	\$8,942	\$9,962	\$10,959	\$11,412
State Credits/unit	\$18,775	\$10,531	\$25,266	\$23,099	\$16,660	\$13,606

* Does not include \$9,683,098 of State credits allocated to Tax-Exempt projects

Federal Credits-Per-Unit Increases in 2003

Table 3 summarizes data on credits-per-unit for projects allocated ceiling credit from 1998 through 2003.

III. KEY EVENTS DURING 2003

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

In 2003, the Committee reserved credit for 139 projects financed with the proceeds of tax-exempt bonds. Of these 139 projects, 8 received an allocation of state credits. In addition, these projects generated 734 more low income units than in 2002. This is a continuation of the significant increase in the demand for credit combined with tax-exempt bond financing and represents a significant workload increase for Committee staff.

IV. PROGRAM RESULTS: 1987 THROUGH 2003

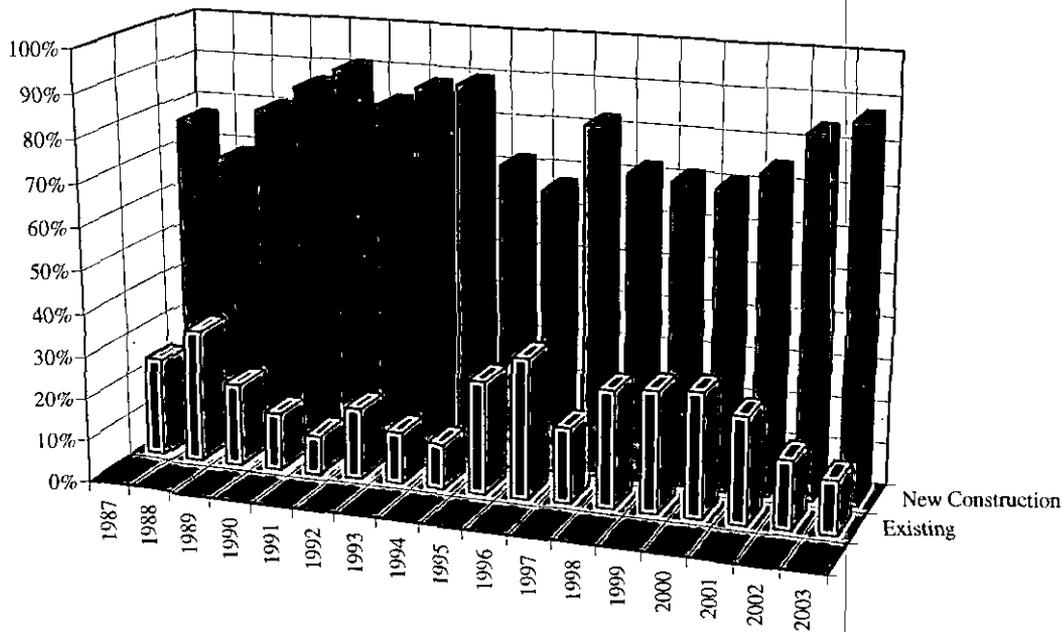
The existing portfolio of tax credit ceiling projects encompasses total annual federal allocations of \$700 million in 1,464 projects with 88,105 affordable housing units. A total of 505 of these projects used state credits totaling more than \$738 million. An additional 85,274 affordable housing units in 804 projects have received credit by financing with tax-exempt bonds, for a total of 173,379 units. TCAC estimates that over \$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 exceeded supply by approximately 1.9 to 1. In 2003, \$83 million in state credits were allocated with a demand of over \$156 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 2003. The percentage of new construction projects has shown a slight increase, and these projects continue to far out-pace rehabilitation projects.

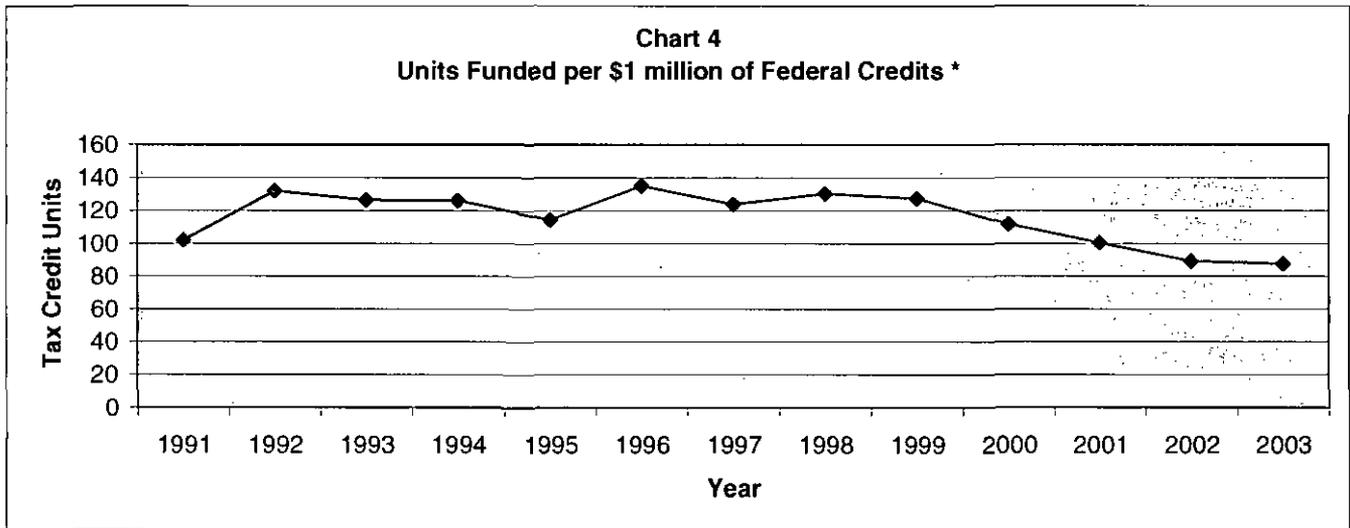


Chart 4 reflects the number of units expected to be produced per million dollars of tax credit in program years 1991 through 2003.

* 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 61 units in 2003. 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 63 units in 2003. 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 40% 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 87 units in 2003. 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 38 units in 2003. All units must be targeted on average to households with incomes of 40% 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 2003, their average size was 98 units.

Table 4
Total Number of Affordable Units by Targeted Population

Project Type	1987-1989		1990-2003		% of All Units
	Units	% of Total	Units	% of Total	
Family	6,201	42.64%	50,845	59.02%	56.66%
SRO	1,253	8.62%	10,948	12.71%	12.12%
Senior	4,589	31.55%	16,222	18.83%	20.67%
Special Needs	89	0.61%	4,213	4.89%	4.27%
Non-Targeted	2,411	16.58%	1,052	1.22%	3.44%
At-Risk	0	0.00%	2,865	3.33%	2.84%
Total	14,543	100.00%	86,145	100.00%	100.00%

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 1990-2003.

In contrast to 1987-1989 projects, projects receiving Credit since 1990 possess characteristics that meet or exceed program goals. Nearly 60% of the 1990-2003 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
1990-2003

<u>Setaside</u>	<u>Projects</u>	<u>% of Total</u>	<u>Units</u>	<u>% of Total</u>
FmHA/RHS	74	6.26%	3,422	3.94%
Rural	207	17.51%	14,312	16.50%
Small Development	76	6.43%	1,033	1.19%
Nonprofit	334	28.26%	23,118	26.65%
Nonprofit HAA	37	3.13%	1,727	1.99%
General	432	36.55%	40,716	46.93%
At-Risk*	18	1.52%	2,301	2.65%
Special Needs / SRO**	4	.34%	126	.15%
Total	1182	100.00%	86,755	100.00%

*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. ** The Special Needs / SRO Setaside was established in 2003, therefore the above totals do not reflect the number of Special Needs / SRO receiving allocations before 2003.

Set-Asides

The Legislature established certain set-asides for types of projects, types of ownership, and location of developments. 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; two percent (2%) of the federal credit ceiling is set aside for qualified Small Development projects consisting of 20 or fewer units. Additionally, by regulation, five percent (5%) of the federal credit ceiling is set-aside for "At-Risk" projects and two percent (2%) of the federal credit ceiling is set aside for qualified Special Needs / SRO projects. Eligible projects that apply under the Nonprofit, At-Risk, Small Development or Special Needs/SRO set-asides 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 1990-2003. The At-Risk set-aside was established in 2000. The Special Needs/SRO set-aside was established in 2003. 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, At-Risk and Special Needs/SRO 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, 2003. 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 \$254 million and total state credit of over \$61 million have been allocated to 554 projects in Los Angeles County, which will result in over 37,000 affordable units there. Santa Clara remained the county with the second highest number of units awarded, with San Diego and Orange close behind. Many smaller, more rural counties have also benefited from the tax credit program.

Table 6**Credits Allocated as of December 31 of the Allocation Year: 1987-2003**

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
2003	\$62,194,578	\$62,194,578	86 5450	\$83,835,107	\$83,835,107**	37 2841

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.

** Includes \$9,683,098 in state credit allocation to 8 tax-exempt projects with a total of 713 unit, which are reflected in the number of projects and units.

Demand for Credits

In 2003, 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 2004, 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 2003. 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 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. Additionally, the Committee must now conduct physical inspections of units and buildings in each development

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 2003 compliance monitoring activities. Table C-1 in Appendix C lists occupancy information received from project owners for all "placed-in-service" projects. Of the 9384 units reviewed for compliance, 22 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 2003, 227 projects were cited with notices of "non-compliance," and 244 projects were determined to have no irregularities. In total, 95 findings of non-compliance were uncorrected and reported to the IRS in 2003.

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 2003, Committee staff conducted file inspections for approximately 31.2% of projects in the portfolio. Of the 9384 files inspected, low-income tenants occupied 9362, or 99.7% 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 2003

BY YEAR OF ALLOCATION

	1987 -90	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	Total
Projects Inspected	28	10	17	10	18	11	49	48	58	99	87	30	6	471
Total Units	2747	528	1152	1041	1765	976	4510	4727	6743	10602	8764	4633	622	48810
Required Low Income Units	2259	399	1150	1040	1762	976	4199	4263	6516	10136	8405	4359	613	46077
Unit Files Inspected	463	83	235	212	356	198	858	871	1325	2064	1713	882	124	9384
Inspected Units with Low-Income Occupants	460	82	233	210	353	197	857	868	1323	2060	1713	882	124	9362

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

2003 ALLOCATION INFORMATION

Table A-1
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2003 9% Tax Credit Allocations by County

County	Projects	Total Units	Low Income Units	Federal Allocation	% of Fed Total	State Allocation	% of State Total
Alameda	4	138	135	\$1,928,480	3.10%	\$778,782	1.05%
Amador	1	64	62	\$289,054	0.46%	\$892,896	1.20%
Butte	1	61	60	\$706,403	1.14%	\$0	0.00%
Colusa	1	72	71	\$521,381	0.84%	\$1,931,042	2.60%
Contra Costa	3	430	427	\$4,952,499	7.96%	\$9,083,808	12.25%
Fresno	8	532	523	\$5,477,158	8.81%	\$5,430,936	7.32%
Glenn	1	33	32	\$444,477	0.71%	\$0	0.00%
Imperial	1	81	80	\$1,097,980	1.77%	\$0	0.00%
Kern	6	280	274	\$3,177,268	5.11%	\$784,068	1.06%
Kings	1	81	80	\$888,613	1.43%	\$0	0.00%
Lake	1	60	59	\$593,245	0.95%	\$2,197,200	2.96%
Los Angeles	25	1510	1482	\$19,221,269	30.91%	\$6,318,716	8.52%
Merced	1	121	120	\$1,177,674	1.89%	\$4,220,374	5.69%
Orange	5	314	309	\$3,167,901	5.09%	\$11,344,603	15.30%
Riverside	4	228	223	\$1,761,261	2.83%	\$5,429,557	7.32%
Sacramento	2	252	249	\$1,094,110	1.76%	\$8,357,131	11.27%
San Bernardino	3	270	266	\$1,842,413	2.96%	\$9,132,584	12.32%
San Diego	4	218	213	\$2,850,837	4.58%	\$0	0.00%
San Francisco*	3	236	234	\$4,594,542	7.39%	\$0	0.00%
San Joaquin	2	116	113	\$1,614,160	2.60%	\$3,544,200	4.78%
San Luis Obispo	1	68	67	\$100,000	0.16%	\$0	0.00%
San Mateo	2	60	57	\$813,089	1.31%	\$0	0.00%
Santa Clara	1	72	71	\$1,129,746	1.82%	\$0	0.00%
Stanislaus	2	88	86	\$782,876	1.26%	\$2,899,542	3.91%
Tulare	2	109	107	\$1,211,696	1.95%	\$1,806,570	2.44%
Yolo	1	51	50	\$756,446	1.22%	\$0	0.00%
26 Counties	86	5545	5450	\$62,194,578	100.00%	\$74,152,009	100.00%

* 02-079 North Beach Apts.(located in San Francisco) received \$1,350,000 in credits from 2002 and an additional forward commitment of \$2,500,000 in credits from 2003. The \$2,500,000 is included in the federal allocation column for 2003 but NOT in the # of units or the # of projects for 2003, as that information was captured in the 2002 Annual Report.

Table A-2
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2003 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
03-001	Lakeside Apartments	General Pool	NC	10	10	\$181,189	\$0	Pacifica	San Mateo
03-002	Western Riverside Special Needs	General Pool	NC	45	44	\$340,545	\$1,230,885	Riverside	Riverside
03-003	Las Brisas Community Housing	General Pool	RC	92	90	\$1,097,500	\$3,760,875	Signal Hill	Los Angeles
03-004	Glenneyre Apartments	General Pool	NC	27	26	\$252,664	\$913,244	Laguna Beach	Orange
03-006	Casa Alegre	General Pool	NC	23	22	\$231,668	\$837,354	Anaheim	Orange
03-007	Buckingham Place Senior Housing	General Pool	NC	180	179	\$1,737,770	\$0	Los Angeles	Los Angeles
03-008	Columbia Place	General Pool	NC	43	42	\$832,537	\$0	Los Angeles	Los Angeles
03-009	Vermont City Lights	General Pool	NC	60	58	\$1,275,054	\$0	Los Angeles	Los Angeles
03-010	The Village at Victorville	General Pool	NC	81	80	\$855,003	\$3,090,370	Victorville	San Bernardino
03-011	DeAnza Gardens	General Pool	NC	180	179	\$2,568,389	\$9,083,808	Bay Point	Contra Costa
03-017	Cottonwood Place II	General Pool	NC	61	60	\$592,949	\$2,196,110	Moreno Valley	Riverside
03-018	Newman Village	Rural	NC	52	51	\$523,892	\$1,940,341	Newman	Stanislaus
03-019	Lake Terrace Apartments	Rural	NC	60	59	\$593,245	\$2,197,200	Clearlake	Lake
03-021	New Terminal Hotel	NHPA	RC	40	40	\$329,654	\$0	Los Angeles	Los Angeles
03-026	Tyrol Plaza Senior Apartments	NHPA	NC	60	59	\$619,283	\$2,293,642	Anaheim	Orange
03-028	Rancho de Soto Apartments	Rural / RHS 514	NC	33	32	\$444,477	\$0	Orland	Glenn
03-029	Jasmine Square Apartments	General Pool	NC	72	71	\$1,129,746	\$0	Morgan Hill	Santa Clara
03-032	San Mateo Rotary II	General Pool	NC	50	47	\$631,900	\$0	San Mateo	San Mateo
03-033	9th & F Street Apartments	NHPA	NC	24	23	\$313,469	\$0	San Diego	San Diego
03-035	Jeffrey-Lynne Perimeter Revitalization	General Pool	AR	118	117	\$1,179,950	\$4,025,043	Anaheim	Orange
03-036	Copper Creek Apartments	General Pool	NC	48	47	\$665,013	\$0	San Marcos	San Diego
03-038	Court Street Apartments	General Pool	NC	24	23	\$484,981	\$0	Los Angeles	Los Angeles
03-040	St. Stephens Senior Apartments	General Pool	NC	50	49	\$562,511	\$0	San Diego	San Diego
03-042	Elderberry at Bethel	Nonprofit	NC	74	73	\$414,217	\$1,528,816	Sanger	Fresno
03-043	The Alegria Apartments	Small Development	RC	15	14	\$266,128	\$0	Los Angeles	Los Angeles
03-046	Curran House	General Pool	NC	67	66	\$1,099,013	\$0	San Francisco	San Francisco
03-049	The Village at Kings Canyon	Nonprofit	NC	48	47	\$544,722	\$0	Fresno	Fresno
03-050	Casa de Rosa Apartments	Rural	NC	81	80	\$981,663	\$0	Mendota	Fresno
03-051	Easter Hill Apartments - Phase I-A	General Pool	NC	51	50	\$694,975	\$0	Richmond	Contra Costa
03-054	Tuolumne Village Apartments	Rural	NC	81	80	\$980,006	\$0	Parlier	Fresno
03-057	Sunnyside Apartments	General Pool	NC	121	120	\$1,177,674	\$4,220,374	Merced	Merced
03-065	Oak Street Terrace	General Pool	NC	39	38	\$458,548	\$0	Oakland	Alameda

Table A-2
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2003 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
03-066	University Neighborhood Apts.	NHPA	NC	27	26	\$467,501	\$0	Berkeley	Alameda
03-075	Richmond Townhouses	At Risk	AR	199	198	\$1,689,135	\$0	Richmond	Contra Costa
03-079	Hearthstone Village	Rural	NC	81	80	\$888,613	\$0	Avenal	Kings
03-080	Villanueva Apartments	Rural / RHS 514	NC	53	52	\$429,209	\$1,589,662	Selma	Fresno
03-081	Palm Village II	Special Needs	NC	49	48	\$911,981	\$0	Los Angeles	Los Angeles
03-082	Park View Village	Small Development	NC	21	20	\$377,044	\$0	Los Angeles	Los Angeles
03-083	La Amistad	Rural	NC	80	79	\$1,062,579	\$0	Arvin	Kern
03-084	Mecca III Apartments	Rural	NC	58	57	\$727,767	\$0	Mecca	Riverside
03-088	Casa Bella	General Pool	NC	96	94	\$887,410	\$3,286,704	Victorville	San Bernardino
03-089	Portofino Villas	General Pool	NC	174	172	\$1,429,855	\$0	Pomona	Los Angeles
03-091	Grand & Venice Family Housing	General Pool	NC	62	61	\$1,274,861	\$0	Los Angeles	Los Angeles
03-094	Broadway City Lights	General Pool	NC	49	48	\$925,381	\$0	Los Angeles	Los Angeles
03-095	Westwood Vistas	General Pool	NC	51	50	\$756,446	\$0	West Sacramento	Yolo
03-098	Lemon Hill Townhomes	General Pool	NC	74	73	\$994,110	\$3,681,890	Sacramento	Sacramento
03-103	Parlier Family Apartment	Nonprofit	NC	62	61	\$698,796	\$0	Parlier	Fresno
03-107	Fontana II Senior Apartmetns	General Pool	NC	93	92	\$100,000	\$2,755,510	Fontana	San Bernardino
03-110	Diamond Cove II Apartments	Nonprofit	NC	40	39	\$654,526	\$0	Stockton	San Joaquin
03-113	Renaissance at North Park Seniors	General Pool	NC	96	94	\$1,309,844	\$0	San Diego	San Diego
03-117	Santos Plaza Apartments	NHPA	RC	37	36	\$476,913	\$0	Los Angeles	Los Angeles
03-118	Gateways SRO Housing	NHPA	NC	30	30	\$335,531	\$0	Los Angeles	Los Angeles
03-120	St Anne's Transition Housing	NHPA	NC	40	39	\$399,830	\$0	Los Angeles	Los Angeles
03-124	Yankee Hotel	SRO	RC	80	78	\$690,617	\$2,557,841	Los Angeles	Los Angeles
03-125	Canyon Creek Apartments	General Pool	NC	68	67	\$100,000	\$0	Paso Robles	San Luis Obispo
03-133	Westminster Family Apartments	General Pool	NC	86	85	\$884,336	\$3,275,320	Westminster	Orange
03-136	Cohasset Manor Apartments	Nonprofit	NC	32	32	\$278,848	\$0	Winnetka	Los Angeles
03-137	Foothill Family Housing	General Pool	NC	78	77	\$763,816	\$0	Lakeview Terrace	Los Angeles
03-139	Park Creek Village	Rural / RHS 515	NC	48	47	\$487,773	\$1,806,570	Farmersville	Tulare
03-143	Palmer Heights Apartments	Rural	NC	61	60	\$624,364	\$2,312,458	Huron	Fresno
03-145	Tesoro Del Valle	General Pool	NC	121	119	\$1,431,322	\$0	Los Angeles	Los Angeles
03-146	Camino Al Oro	Nonprofit	NC	102	100	\$863,564	\$0	Los Angeles	Los Angeles
03-152	Orchard View Apartments, L.P.	Rural	NC	81	80	\$1,097,980	\$0	Holtville	Imperial
03-154	Bridgeway East	NHPA	NC	18	18	\$210,271	\$778,782	Fremont	Alameda

Table A-2
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2003 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
03-162	Fresno Family Apartments	General Pool	NC	72	70	\$804,181	\$0	Fresno	Fresno
03-163	Sierra Village	Rural	NC	61	60	\$706,403	\$0	Oroville	Butte
03-164	Daybreak Apartments	Rural	NC	61	60	\$889,123	\$0	McFarland	Kern
03-169	Lindsay Family Apartments	Rural	NC	61	60	\$723,923	\$0	Lindsay	Tulare
03-172	Maganda Park	Small Development	NC	20	20	\$394,526	\$0	Delano	Kern
03-175	Hood Street Family Apartments	Rural	NC	27	26	\$271,938	\$0	Arvin	Kern
03-176	P Street Family Apartments	Nonprofit	NC	21	20	\$280,113	\$0	Bakersfield	Kern
03-179	The Plaza Apartments	General Pool	NC	106	106	\$289,387	\$0	San Francisco	San Francisco
03-180	Valle del Sol Townhomes	Rural / RHS 514	NC	76	74	\$959,634	\$3,544,200	Stockton	San Joaquin
03-182	Dublin Senior Housing	General Pool	NC	54	53	\$792,160	\$0	Dublin	Alameda
03-185	Jackson Apartments	At Risk	AR	64	62	\$289,054	\$892,896	Jackson	Amador
03-187	River Crest	General Pool	NC	36	35	\$258,984	\$959,201	Ceres	Stanislaus
03-188	Phoenix Park I	General Pool	RC	178	176	\$100,000	\$4,675,241	Sacramento	Sacramento
03-190	Alameda Terrace	General Pool	NC	34	33	\$606,103	\$0	Los Angeles	Los Angeles
03-191	Main Street Vistas	General Pool	NC	49	48	\$872,955	\$0	Los Angeles	Los Angeles
03-192	Kern Senior Housing	At Risk	AR	71	69	\$278,989	\$784,068	Shafter/Tehachapi	Kern
03-194	Peach Tree Village II	General Pool	NC	44	43	\$657,197	\$0	Los Angeles	Los Angeles
03-195	Murrieta Affordable Housing	General Pool	NC	64	62	\$100,000	\$2,002,562	Murrieta	Riverside
03-196	Figueroa Place	General Pool	NC	33	32	\$588,154	\$0	Los Angeles	Los Angeles
03-197	Peach Tree Village	Small Development	NC	21	20	\$313,673	\$0	Los Angeles	Los Angeles
03-199	Terracina Pinewood Court	Rural	NC	72	71	\$521,381	\$1,931,042	Williams	Colusa
03-202	Mariposa Gardens	At Risk	AR	63	62	\$706,142	\$0	San Francisco	San Francisco
02-079 *	North Beach Apartments	-	-	-	-	\$2,500,000	\$0	San Francisco	San Francisco
Total of 86 Projects				5545	5450	\$62,194,578	\$74,152,009		

* 02-079 North Beach Apts. (located in San Francisco) received \$1,350,000 in credits from 2002 and an additional forward commitment of \$2,500,000 in credits from 2003. The \$2,500,000 is included in the federal allocation column for 2003 but NOT in the # of Projects, # of units, set-aside or construction type columns for 2003, as that information was captured in the 2002 Annual Report.

Table A-3
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
 2003 9% Tax Credit Allocations by Setaside

TCAC#	Project Name	Low Income Units	Federal Allocation	State Allocation	City	County	Target Population
Allocations from the At-Risk Setaside							
03-075	Richmond Townhouses	198	\$1,689,135	\$0	Richmond	Contra Costa	At-Risk
03-185	Jackson Apartments	62	\$289,054	\$892,896	Jackson	Amador	At-Risk
03-192	Kern Senior Housing	69	\$278,989	\$784,068	Shafter/Tehachapi	Kern	At-Risk
03-202	Mariposa Gardens	62	\$706,142	\$0	San Francisco	San Francisco	At-Risk
	Total of 4 Projects	391	\$2,963,320	\$1,676,964			
Allocations from the General Pool							
03-001	Lakeside Apartments	10	\$181,189	\$0	Pacifica	San Mateo	Large Family
03-002	Western Riverside Special Needs	44	\$340,545	\$1,230,885	Riverside	Riverside	Special Needs
03-003	Las Brisas Community Housing	90	\$1,097,500	\$3,760,875	Signal Hill	Los Angeles	Special Needs
03-004	Glenneyre Apartments	26	\$252,664	\$913,244	Laguna Beach	Orange	Single Room
03-006	Casa Alegre	22	\$231,668	\$837,354	Anaheim	Orange	Special Needs
03-007	Buckingham Place Senior Housing	179	\$1,737,770	\$0	Los Angeles	Los Angeles	Senior
03-008	Columbia Place	42	\$832,537	\$0	Los Angeles	Los Angeles	Large Family
03-009	Vermont City Lights	58	\$1,275,054	\$0	Los Angeles	Los Angeles	Large Family
03-010	The Village at Victorville	80	\$855,003	\$3,090,370	Victorville	San Bernardino	Large Family
03-011	DeAnza Gardens	179	\$2,568,389	\$9,083,808	Bay Point	Contra Costa	Large Family
03-017	Cottonwood Place II	60	\$592,949	\$2,196,110	Moreno Valley	Riverside	Large Family
03-029	Jasmine Square Apartments	71	\$1,129,746	\$0	Morgan Hill	Santa Clara	Large Family
03-032	San Mateo Rotary II	47	\$631,900	\$0	San Mateo	San Mateo	Senior
03-035	Jeffrey-Lynne Perimeter Revitalization	117	\$1,179,950	\$4,025,043	Anaheim	Orange	Large Family
03-036	Copper Creek Apartments	47	\$665,013	\$0	San Marcos	San Diego	Large Family
03-038	Court Street Apartments	23	\$484,981	\$0	Los Angeles	Los Angeles	Large Family
03-040	St. Stephens Senior Apartments	49	\$562,511	\$0	San Diego	San Diego	Senior
03-046	Curran House	66	\$1,099,013	\$0	San Francisco	San Francisco	Large Family
03-051	Easter Hill Apartments - Phase I-A	50	\$694,975	\$0	Richmond	Contra Costa	Large Family
03-057	Sunnyside Apartments	120	\$1,177,674	\$4,220,374	Merced	Merced	Large Family
03-065	Oak Street Terrace	38	\$458,548	\$0	Oakland	Alameda	Senior
03-088	Casa Bella	94	\$887,410	\$3,286,704	Victorville	San Bernardino	Large Family
03-089	Portofino Villas	172	\$1,429,855	\$0	Pomona	Los Angeles	Senior

Table A-3
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2003 9% Tax Credit Allocations by Setaside

TCAC#	Project Name	Low Income Units	Federal Allocation	State Allocation	City	County	Target Population
03-091	Grand & Venice Family Housing	61	\$1,274,861	\$0	Los Angeles	Los Angeles	Large Family
03-094	Broadway City Lights	48	\$925,381	\$0	Los Angeles	Los Angeles	Large Family
03-095	Westwood Vistas	50	\$756,446	\$0	West Sacramento	Yolo	Large Family
03-098	Lemon Hill Townhomes	73	\$994,110	\$3,681,890	Sacramento	Sacramento	Large Family
03-107	Fontana II Senior Apartmetns	92	\$100,000	\$2,755,510	Fontana	San Bernardino	Senior
03-113	Renaissance at North Park Seniors	94	\$1,309,844	\$0	San Diego	San Diego	Senior
03-125	Canyon Creek Apartments	67	\$100,000	\$0	Paso Robles	San Luis Obispo	Large Family
03-133	Westminster Family Apartments	85	\$884,336	\$3,275,320	Westminster	Orange	Large Family
03-137	Foothill Family Housing	77	\$763,816	\$0	Lakeview Terrace	Los Angeles	Large Family
03-145	Tesoro Del Valle	119	\$1,431,322	\$0	Los Angeles	Los Angeles	Large Family
03-162	Fresno Family Apartments	70	\$804,181	\$0	Fresno	Fresno	Large Family
03-179	The Plaza Apartments	106	\$289,387	\$0	San Francisco	San Francisco	Single Room
03-182	Dublin Senior Housing	53	\$792,160	\$0	Dublin	Alameda	Senior
03-187	River Crest	35	\$258,984	\$959,201	Ceres	Stanislaus	Large Family
03-188	Phoenix Park I	176	\$100,000	\$4,675,241	Sacramento	Sacramento	Large Family
03-190	Alameda Terrace	33	\$606,103	\$0	Los Angeles	Los Angeles	Large Family
03-191	Main Street Vistas	48	\$872,955	\$0	Los Angeles	Los Angeles	Large Family
03-194	Peach Tree Village II	43	\$657,197	\$0	Los Angeles	Los Angeles	Large Family
03-195	Murrieta Affordable Housing	62	\$100,000	\$2,002,562	Murrieta	Riverside	Large Family
03-196	Figuroa Place	32	\$588,154	\$0	Los Angeles	Los Angeles	Large Family
	Total of 43 Projects	3108	\$33,976,081	\$49,994,491			
Allocations from the Nonprofit Homeless Apprtionment Setaside							
03-021	New Terminal Hotel	40	\$329,654	\$0	Los Angeles	Los Angeles	Single Room
03-026	Tyrol Plaza Senior Apartments	59	\$619,283	\$2,293,642	Anaheim	Orange	Senior
03-033	9th & F Street Apartments	23	\$313,469	\$0	San Diego	San Diego	Special Needs
03-066	University Neighborhood Apartments	26	\$467,501	\$0	Berkeley	Alameda	Special Needs
03-117	Santos Plaza Apartments	36	\$476,913	\$0	Los Angeles	Los Angeles	Special Needs
03-118	Gateways SRO Housing	30	\$335,531	\$0	Los Angeles	Los Angeles	Special Needs
03-120	St Anne's Transition Housing	39	\$399,830	\$0	Los Angeles	Los Angeles	Special Needs
03-154	Bridgeway East	18	\$210,271	\$778,782	Fremont	Alameda	Special Needs
	Total of 8 Projects	271	\$3,152,452	\$3,072,424			

Table A-3
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
 2003 9% Tax Credit Allocations by Setaside

TCAC#	Project Name	Low Income Units	Federal Allocation	State Allocation	City	County	Target Population
Allocations from the Nonprofit Setaside							
03-042	Elderberry at Bethel	73	\$414,217	\$1,528,816	Sanger	Fresno	Senior
03-049	The Village at Kings Canyon	47	\$544,722	\$0	Fresno	Fresno	Large Family
03-103	Parlier Family Apartment	61	\$698,796	\$0	Parlier	Fresno	Large Family
03-110	Diamond Cove II Apartments	39	\$654,526	\$0	Stockton	San Joaquin	Large Family
03-136	Cohasset Manor Apartments	32	\$278,848	\$0	Winnetka	Los Angeles	Large Family
03-146	Camino Al Oro	100	\$863,564	\$0	Los Angeles	Los Angeles	Senior
03-176	P Street Family Apartments	20	\$280,113	\$0	Bakersfield	Kern	Large Family
	Total of 7 Projects	372	\$3,734,786	\$1,528,816			
Allocations from the Rural Setaside							
03-018	Newman Village	51	\$523,892	\$1,940,341	Newman	Stanislaus	Large Family
03-019	Lake Terrace Apartments	59	\$593,245	\$2,197,200	Clearlake	Lake	Large Family
03-050	Casa de Rosa Apartments	80	\$981,663	\$0	Mendota	Fresno	Large Family
03-054	Tuolumne Village Apartments	80	\$980,006	\$0	Parlier	Fresno	Large Family
03-079	Hearthstone Village	80	\$888,613	\$0	Avenal	Kings	Large Family
03-083	La Amistad	79	\$1,062,579	\$0	Arvin	Kern	Large Family
03-084	Mecca III Apartments	57	\$727,767	\$0	Mecca	Riverside	Large Family
03-143	Palmer Heights Apartments	60	\$624,364	\$2,312,458	Huron	Fresno	Large Family
03-152	Orchard View Apartments, L.P.	80	\$1,097,980	\$0	Holtville	Imperial	Large Family
03-163	Sierra Village	60	\$706,403	\$0	Oroville	Butte	Large Family
03-164	Daybreak Apartments	60	\$889,123	\$0	McFarland	Kern	Large Family
03-169	Lindsay Family Apartments	60	\$723,923	\$0	Lindsay	Tulare	Large Family
03-175	Hood Street Family Apartments	26	\$271,938	\$0	Arvin	Kern	Large Family
03-199	Terracina Pinewood Court	71	\$521,381	\$1,931,042	Williams	Colusa	Large Family
	Total of 14 Projects	903	\$10,592,877	\$8,381,041			

Table A-3
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2003 9% Tax Credit Allocations by Setaside

TCAC#	Project Name	Low Income Units	Federal Allocation	State Allocation	City	County	Target Population
Allocations from the Rural / RHS Setaside							
03-028	Rancho de Soto Apartments	32	\$444,477	\$0	Orland	Glenn	Large Family
03-080	Villanueva Apartments	52	\$429,209	\$1,589,662	Selma	Fresno	Large Family
03-180	Valle del Sol Townhomes	74	\$959,634	\$3,544,200	Stockton	San Joaquin	Large Family
03-139	Park Creek Village	47	\$487,773	\$1,806,570	Farmersville	Tulare	Large Family
	Total of 4 Projects	205	\$2,321,093	\$6,940,432			
Allocations from the Small Development							
03-043	The Alegria Apartments	14	\$266,128	\$0	Los Angeles	Los Angeles	Large Family
03-082	Park View Village	20	\$377,044	\$0	Los Angeles	Los Angeles	Large Family
03-172	Maganda Park	20	\$394,526	\$0	Delano	Kern	Large Family
03-197	Peach Tree Village	20	\$313,673	\$0	Los Angeles	Los Angeles	Large Family
	Total of 4 Projects	74	\$1,351,371	\$0			
Allocations from the Special Needs/SRO							
03-081	Palm Village II	48	\$911,981	\$0	Los Angeles	Los Angeles	Special Needs
03-124	Yankee Hotel	78	\$690,617	\$2,557,841	Los Angeles	Los Angeles	Single Room
	Total of 2 projects	126	\$1,602,598	\$2,557,841			
	Total of 86 Projects	5450	* \$62,194,578	\$74,152,009			

* 02-079 North Beach Apts.(located in San Francisco) received \$1,350,000 in credits from 2002 and an additional forward commitment of \$2,500,000 in credits from 2003. The \$2,500,000 is included in the total federal allocation amount for 2003 but NOT in the any of the set-asides as the \$2,500,000 was deducted from the beginning credit ceiling for 2003 and NOT from a set-aide. All other information pertaining to 02-079 was contained in the 2002 Annual Report.

Table A-4
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
 2003 9% Tax Credit Allocations by County

TCAC#	Project Name	Low Income Units	Federal Allocation	State Allocation	City	County	Target Population
Alameda							
03-065	Oak Street Terrace	38	\$458,548	\$0	Oakland	Alameda	Senior
03-066	University Neighborhood Apartments	26	\$467,501	\$0	Berkeley	Alameda	Special Needs
03-154	Bridgeway East	18	\$210,271	\$778,782	Fremont	Alameda	Special Needs
03-182	Dublin Senior Housing	53	\$792,160	\$0	Dublin	Alameda	Senior
	Total of 4 Projects	135	\$1,928,480	\$778,782			
Amador							
03-185	Jackson Apartments	62	\$289,054	\$892,896	Jackson	Amador	At-Risk
	Total of 1 Project	62	\$289,054	\$892,896			
Butte							
03-163	Sierra Village	60	\$706,403	\$0	Oroville	Butte	Large Family
	Total of 1 Project	60	\$706,403	\$0			
Colusa							
03-199	Terracina Pinewood Court	71	\$521,381	\$1,931,042	Williams	Colusa	Large Family
	Total of 1 Project	71	\$521,381	\$1,931,042			
Contra Costa							
03-011	DeAnza Gardens	179	\$2,568,389	\$9,083,808	Bay Point	Contra Costa	Large Family
03-051	Easter Hill Apartments - Phase I-A	50	\$694,975	\$0	Richmond	Contra Costa	Large Family
03-075	Richmond Townhouses	198	\$1,689,135	\$0	Richmond	Contra Costa	At-Risk
	Total of 3 Projects	427	\$4,952,499	\$9,083,808			
Fresno							
03-042	Elderberry at Bethel	73	\$414,217	\$1,528,816	Sanger	Fresno	Senior
03-049	The Village at Kings Canyon	47	\$544,722	\$0	Fresno	Fresno	Large Family
03-050	Casa de Rosa Apartments	80	\$981,663	\$0	Mendota	Fresno	Large Family
03-054	Tuolumne Village Apartments	80	\$980,006	\$0	Parlier	Fresno	Large Family
03-080	Villanueva Apartments	52	\$429,209	\$1,589,662	Selma	Fresno	Large Family

Table A-4
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
 2003 9% Tax Credit Allocations by County

TCAC#	Project Name	Low Income Units	Federal Allocation	State Allocation	City	County	Target Population
03-103	Parlier Family Apartment	61	\$698,796	\$0	Parlier	Fresno	Large Family
03-143	Palmer Heights Apartments	60	\$624,364	\$2,312,458	Huron	Fresno	Large Family
03-162	Fresno Family Apartments	70	\$804,181	\$0	Fresno	Fresno	Large Family
	Total of 8 Projects	523	\$5,477,158	\$5,430,936			
Glenn							
03-028	Rancho de Soto Apartments	32	\$444,477	\$0	Orland	Glenn	Large Family
	Total of 1 Project	32	\$444,477	\$0			
Imperial							
03-152	Orchard View Apartments, L.P.	80	\$1,097,980	\$0	Holtville	Imperial	Large Family
	Total of 1 Project	80	\$1,097,980	\$0			
Kern							
03-083	La Amistad	79	\$1,062,579	\$0	Arvin	Kern	Large Family
03-164	Daybreak Apartments	60	\$889,123	\$0	McFarland	Kern	Large Family
03-172	Maganda Park	20	\$394,526	\$0	Delano	Kern	Large Family
03-175	Hood Street Family Apartments	26	\$271,938	\$0	Arvin	Kern	Large Family
03-176	P Street Family Apartments	20	\$280,113	\$0	Bakersfield	Kern	Large Family
03-192	Kern Senior Housing	69	\$278,989	\$784,068	Shafter/Tehachapi	Kern	At-Risk
	Total of 6 Projects	274	\$3,177,268	\$784,068			
Kings							
03-079	Hearthstone Village	80	\$888,613	\$0	Avenal	Kings	Large Family
	Total of 1 Project	80	\$888,613	\$0			
Lake							
03-019	Lake Terrace Apartments	59	\$593,245	\$2,197,200	Clearlake	Lake	Large Family
	Total of 1 Project	59	\$593,245	\$2,197,200			

Table A-4
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
 2003 9% Tax Credit Allocations by County

TCAC#	Project Name	Low Income Units	Federal Allocation	State Allocation	City	County	Target Population
Los Angeles							
03-003	Las Brisas Community Housing	90	\$1,097,500	\$3,760,875	Signal Hill	Los Angeles	Special Needs
03-007	Buckingham Place Senior Housing	179	\$1,737,770	\$0	Los Angeles	Los Angeles	Senior
03-008	Columbia Place	42	\$832,537	\$0	Los Angeles	Los Angeles	Large Family
03-009	Vermont City Lights	58	\$1,275,054	\$0	Los Angeles	Los Angeles	Large Family
03-021	New Terminal Hotel	40	\$329,654	\$0	Los Angeles	Los Angeles	Single Room
03-038	Court Street Apartments	23	\$484,981	\$0	Los Angeles	Los Angeles	Large Family
03-043	The Alegria Apartments	14	\$266,128	\$0	Los Angeles	Los Angeles	Large Family
03-081	Palm Village II	48	\$911,981	\$0	Los Angeles	Los Angeles	Special Needs
03-082	Park View Village	20	\$377,044	\$0	Los Angeles	Los Angeles	Large Family
03-089	Portofino Villas	172	\$1,429,855	\$0	Pomona	Los Angeles	Senior
03-091	Grand & Venice Family Housing	61	\$1,274,861	\$0	Los Angeles	Los Angeles	Large Family
03-094	Broadway City Lights	48	\$925,381	\$0	Los Angeles	Los Angeles	Large Family
03-117	Santos Plaza Apartments	36	\$476,913	\$0	Los Angeles	Los Angeles	Special Needs
03-118	Gateways SRO Housing	30	\$335,531	\$0	Los Angeles	Los Angeles	Special Needs
03-120	St Anne's Transition Housing	39	\$399,830	\$0	Los Angeles	Los Angeles	Special Needs
03-124	Yankee Hotel	78	\$690,617	\$2,557,841	Los Angeles	Los Angeles	Single Room
03-136	Cohasset Manor Apartments	32	\$278,848	\$0	Winnetka	Los Angeles	Large Family
03-137	Foothill Family Housing	77	\$763,816	\$0	Lakeview Terrace	Los Angeles	Large Family
03-145	Tesoro Del Valle	119	\$1,431,322	\$0	Los Angeles	Los Angeles	Large Family
03-146	Camino Al Oro	100	\$863,564	\$0	Los Angeles	Los Angeles	Senior
03-190	Alameda Terrace	33	\$606,103	\$0	Los Angeles	Los Angeles	Large Family
03-191	Main Street Vistas	48	\$872,955	\$0	Los Angeles	Los Angeles	Large Family
03-194	Peach Tree Village II	43	\$657,197	\$0	Los Angeles	Los Angeles	Large Family
03-196	Figueroa Place	32	\$588,154	\$0	Los Angeles	Los Angeles	Large Family
03-197	Peach Tree Village	20	\$313,673	\$0	Los Angeles	Los Angeles	Large Family
	Total of 25 Projects	1482	\$19,221,269	\$6,318,716			
Merced							
03-057	Sunnyside Apartments	120	\$1,177,674	\$4,220,374	Merced	Merced	Large Family
	Total of 1 Project	120	\$1,177,674	\$4,220,374			

Table A-4
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
 2003 9% Tax Credit Allocations by County

TCAC#	Project Name	Low Income Units	Federal Allocation	State Allocation	City	County	Target Population
Orange							
03-004	Glenneyre Apartments	26	\$252,664	\$913,244	Laguna Beach	Orange	Single Room
03-006	Casa Alegre	22	\$231,668	\$837,354	Anaheim	Orange	Special Needs
03-026	Tyrol Plaza Senior Apartments	59	\$619,283	\$2,293,642	Anaheim	Orange	Senior
03-035	Jeffrey-Lynne Perimeter Revitalization	117	\$1,179,950	\$4,025,043	Anaheim	Orange	Large Family
03-133	Westminster Family Apartments	85	\$884,336	\$3,275,320	Westminster	Orange	Large Family
	Total of 5 Projects	309	\$3,167,901	\$11,344,603			
Riverside							
03-002	Western Riverside Special Needs	44	\$340,545	\$1,230,885	Riverside	Riverside	Special Needs
03-017	Cottonwood Place II	60	\$592,949	\$2,196,110	Moreno Valley	Riverside	Large Family
03-084	Mecca III Apartments	57	\$727,767	\$0	Mecca	Riverside	Large Family
03-195	Murrieta Affordable Housing	62	\$100,000	\$2,002,562	Murrieta	Riverside	Large Family
	Total of 4 Projects	223	\$1,761,261	\$5,429,557			
Sacramento							
03-098	Lemon Hill Townhomes	73	\$994,110	\$3,681,890	Sacramento	Sacramento	Large Family
03-188	Phoenix Park I	176	\$100,000	\$4,675,241	Sacramento	Sacramento	Large Family
	Total of 2 Projects	249	\$1,094,110	\$8,357,131			
San Bernardino							
03-010	The Village at Victorville	80	\$855,003	\$3,090,370	Victorville	San Bernardino	Large Family
03-088	Casa Bella	94	\$887,410	\$3,286,704	Victorville	San Bernardino	Large Family
03-107	Fontana II Senior Apartmetns	92	\$100,000	\$2,755,510	Fontana	San Bernardino	Senior
	Total of 3 Projects	266	\$1,842,413	\$9,132,584			
San Diego							
03-033	9th & F Street Apartments	23	\$313,469	\$0	San Diego	San Diego	Special Needs
03-036	Copper Creek Apartments	47	\$665,013	\$0	San Marcos	San Diego	Large Family
03-040	St. Stephens Senior Apartments	49	\$562,511	\$0	San Diego	San Diego	Senior
03-113	Renaissance at North Park Seniors	94	\$1,309,844	\$0	San Diego	San Diego	Senior
	Total of 4 Projects	213	\$2,850,837	\$0			

Table A-4
 CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
 2003 9% Tax Credit Allocations by County

TCAC#	Project Name	Low Income Units	Federal Allocation	State Allocation	City	County	Target Population
San Francisco							
03-046	Curran House	66	\$1,099,013	\$0	San Francisco	San Francisco	Large Family
03-179	The Plaza Apartments	106	\$289,387	\$0	San Francisco	San Francisco	Single Room
03-202	Mariposa Gardens	62	\$706,142	\$0	San Francisco	San Francisco	At-Risk
02-079*	North Beach Apartments	-	\$2,500,000	\$0	San Francisco	San Francisco	-
	Total of 3 Projects	234	\$4,594,542	\$0			
San Joaquin							
03-110	Diamond Cove II Apartments	39	\$654,526	\$0	Stockton	San Joaquin	Large Family
03-180	Valle del Sol Townhomes	74	\$959,634	\$3,544,200	Stockton	San Joaquin	Large Family
	Total of 2 Projects	113	\$1,614,160	\$3,544,200			
San Luis Obispo							
03-125	Canyon Creek Apartments	67	\$100,000	\$0	Paso Robles	San Luis Obispo	Large Family
	Total of 1 Project	67	\$100,000	\$0			
San Mateo							
03-001	Lakeside Apartments	10	\$181,189	\$0	Pacifica	San Mateo	Large Family
03-032	San Mateo Rotary II	47	\$631,900	\$0	San Mateo	San Mateo	Senior
	Total of 2 Projects	57	\$813,089	\$0			
Santa Clara							
03-029	Jasmine Square Apartments	71	\$1,129,746	\$0	Morgan Hill	Santa Clara	Large Family
	Total of 1 Project	71	\$1,129,746	\$0			
Stanislaus							
03-018	Newman Village	51	\$523,892	\$1,940,341	Newman	Stanislaus	Large Family
03-187	River Crest	35	\$258,984	\$959,201	Ceres	Stanislaus	Large Family
	Total of 2 Projects	86	\$782,876	\$2,899,542			

Table A-4
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
 2003 9% Tax Credit Allocations by County

TCAC#	Project Name	Low Income Units	Federal Allocation	State Allocation	City	County	Target Population
Tulare							
03-139	Park Creek Village	47	\$487,773	\$1,806,570	Farmersville	Tulare	Large Family
03-169	Lindsay Family Apartments	60	\$723,923	\$0	Lindsay	Tulare	Large Family
	Total of 2 Projects	107	\$1,211,696	\$1,806,570			
Yolo							
03-095	Westwood Vistas	50	\$756,446	\$0	West Sacramento	Yolo	Large Family
	Total of 1 Project	50	\$756,446	\$0			
	Total of 86 Projects	5450	\$62,194,578	\$74,152,009			

* 02-079 North Beach Apts. (located in San Francisco) received \$1,350,000 in credits from 2002 and an additional forward commitment of \$2,500,000 in credits from 2003. The \$2,500,000 is included in the federal allocation column for 2003 but NOT in the # of Projects, # of units, set-aside or target Population columns for 2003, as that information was captured in the 2002 Annual Report.

Table A-5
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Financing Breakdown for 2003 Allocations

TCAC#	Project name	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
03-001	Lakeside Apartments	\$3,293,965	\$763,000	23.16%	\$977,000	29.66%	\$0.81	\$1,475,947	44.81%	\$78,018	2.37%
03-002	Western Riverside Sp. Needs	\$5,070,282	\$0	0.00%	\$1,514,000	29.86%	\$0.76	\$3,522,658	69.48%	\$0	0.00%
03-003	Las Brisas Community Housing	\$20,236,151	\$1,325,500	6.55%	\$6,811,625	33.66%	\$0.81	\$10,888,925	53.81%	\$1,300,101	6.42%
03-004	Glenneyre Apartments	\$3,868,091	\$1,233,301	31.88%	\$0	0.00%	\$0.77	\$2,634,790	68.12%	\$0	0.00%
03-006	Casa Alegre	\$4,422,846	\$620,000	14.02%	\$823,000	18.61%	\$0.79	\$2,494,701	56.40%	\$485,149	10.97%
03-007	Buckingham Place Senior Hsg.	\$23,990,951	\$4,662,568	19.43%	\$5,600,000	23.34%	\$0.79	\$13,728,383	57.22%	\$0	0.00%
03-008	Columbia Place	\$9,584,933	\$2,057,637	21.47%	\$0	0.00%	\$0.83	\$6,910,057	72.09%	\$611,239	6.38%
03-009	Vermont City Lights	\$14,960,003	\$2,250,000	15.04%	\$1,847,000	12.35%	\$0.81	\$10,327,937	69.04%	\$535,066	3.58%
03-010	The Village at Victorville	\$11,016,097	\$1,823,407	16.55%	\$0	0.00%	\$0.76	\$8,863,473	80.46%	\$329,216	2.99%
03-011	DeAnza Gardens	\$33,939,284	\$7,458,117	21.97%	\$1,000,000	2.95%	\$0.74	\$25,481,167	75.08%	\$0	0.00%
03-017	Cottonwood Place II	\$9,263,599	\$1,579,554	17.05%	\$1,512,000	16.32%	\$0.08	\$6,000,769	64.78%	\$171,276	1.85%
03-018	Newman Village	\$7,350,901	\$726,900	9.89%	\$991,500	13.49%	\$0.78	\$5,632,501	76.62%	\$0	0.00%
03-019	Lake Terrace Apartments	\$8,182,327	\$800,000	9.78%	\$1,125,000	13.75%	\$0.77	\$6,257,327	76.47%	\$0	0.00%
03-021	New Terminal Hotel	\$5,484,201	\$285,000	5.20%	\$2,279,000	41.56%	\$0.81	\$2,670,201	48.69%	\$250,000	4.56%
03-026	Tyrol Plaza Senior Apartments	\$9,120,698	\$2,076,165	22.76%	\$700,000	7.67%	\$0.74	\$6,254,533	68.58%	\$80,000	0.88%
03-028	Rancho de Soto Apartments	\$5,206,374	\$0	0.00%	\$1,200,000	23.05%	\$0.84	\$3,718,055	71.41%	\$288,320	5.54%
03-029	Jasmine Square Apartments	\$18,803,323	\$4,737,900	25.20%	\$4,482,000	23.84%	\$0.08	\$9,551,085	50.79%	\$32,337	0.17%
03-032	San Mateo Rotary II	\$11,239,153	\$4,885,000	43.46%	\$294,000	2.62%	\$0.09	\$5,427,030	48.29%	\$633,123	5.63%
03-033	9th & F Street Apartments	\$5,877,670	\$1,384,000	23.55%	\$1,288,000	21.91%	\$0.08	\$2,514,034	42.77%	\$691,636	11.77%
03-035	Jeffrey-Lynne Perimeter Revit.	\$25,645,670	\$5,800,000	22.62%	\$7,505,000	29.26%	\$0.08	\$12,340,670	48.12%	\$0	0.00%
03-036	Copper Creek Apartments	\$9,521,514	\$975,000	10.24%	\$1,155,294	12.13%	\$0.85	\$5,667,691	59.53%	\$1,723,529	18.10%
03-038	Court Street Apartments	\$5,567,420	\$437,000	7.85%	\$1,308,517	23.50%	\$0.79	\$3,796,903	68.20%	\$0	0.00%
03-040	St. Stephens Senior Apartments	\$6,541,273	\$1,308,686	20.01%	\$677,158	10.35%	\$0.81	\$4,555,429	69.64%	\$0	0.00%
03-042	Elderberry at Bethel	\$6,363,432	\$668,848	10.51%	\$500,000	7.86%	\$0.80	\$4,536,783	71.29%	\$629,305	9.89%
03-043	The Alegria Apartments	\$3,599,868	\$302,100	8.39%	\$996,170	27.67%	\$0.78	\$2,023,098	56.20%	\$278,500	7.74%
03-046	Curran House	\$23,177,541	\$12,249,066	52.85%	\$1,331,422	5.74%	\$0.86	\$9,433,317	40.70%	\$163,737	0.71%
03-049	The Village at Kings Canyon	\$5,678,208	\$0	0.00%	\$1,000,000	17.61%	\$0.80	\$4,339,162	76.42%	\$339,043	5.97%
03-050	Casa de Rosa Apartments	\$10,455,992	\$1,931,558	18.47%	\$675,000	6.46%	\$0.78	\$7,570,404	72.40%	\$279,030	2.67%
03-051	Easter Hill Apartments-Phase I-A	\$9,477,100	\$0	0.00%	\$3,639,900	38.41%	\$0.84	\$5,837,200	61.59%	\$0	0.00%
03-054	Tuolumne Village Apartments	\$10,735,237	\$2,923,845	27.24%	\$0	0.00%	\$0.78	\$7,636,404	71.13%	\$174,988	1.63%

Table A-5
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Financing Breakdown for 2003 Allocations

TCAC#	Project name	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
03-057	Sunnyside Apartments	\$15,474,326	\$4,042,133	26.12%	\$0	0.00%	\$0.78	\$11,323,448	73.18%	\$108,745	0.70%
03-065	Oak Street Terrace	\$7,061,251	\$912,000	12.92%	\$2,227,000	31.54%	\$0.82	\$3,776,807	53.49%	\$145,444	2.06%
03-066	University Neighborhood Apts.	\$9,824,117	\$0	0.00%	\$5,154,777	52.47%	\$0.82	\$3,852,110	39.21%	\$817,230	8.32%
03-075	Richmond Townhouses	\$24,173,803	\$7,855,000	32.49%	\$1,737,083	7.19%	\$0.82	\$12,978,736	53.69%	\$1,602,986	6.63%
03-079	Hearthstone Village	\$9,125,886	\$2,073,708	22.72%	\$0	0.00%	\$0.77	\$6,835,483	74.90%	\$216,695	2.37%
03-080	Villanueva Apartments	\$6,509,873	\$1,704,148	26.18%	\$75,000	1.15%	\$0.77	\$4,484,418	68.89%	\$206,306	3.17%
03-081	Palm Village II	\$9,388,371	\$1,934,041	20.60%	\$0	0.00%	\$0.78	\$7,112,744	75.76%	\$341,586	3.64%
03-082	Park View Village	\$4,131,807	\$988,927	23.93%	\$0	0.00%	\$0.79	\$2,978,350	72.08%	\$164,530	3.98%
03-083	La Amistad	\$11,120,836	\$2,638,524	23.73%	\$0	0.00%	\$0.76	\$8,075,600	72.62%	\$406,712	3.66%
03-084	Mecca III Apartments	\$7,771,893	\$1,875,390	24.13%	\$0	0.00%	\$0.76	\$5,531,029	71.17%	\$365,474	4.70%
03-088	Casa Bella	\$12,599,187	\$2,700,000	21.43%	\$0	0.00%	\$0.77	\$9,405,166	74.65%	\$494,021	3.92%
03-089	Portofino Villas	\$17,104,925	\$4,450,000	26.02%	\$0	0.00%	\$0.82	\$11,724,811	68.55%	\$930,114	5.44%
03-091	Grand & Venice Family Housing	\$19,357,597	\$7,360,000	38.02%	\$785,250	4.06%	\$0.09	\$11,128,400	57.49%	\$83,949	0.43%
03-094	Broadway City Lights	\$10,393,048	\$2,440,000	23.48%	\$0	0.00%	\$0.80	\$7,403,048	71.23%	\$550,000	5.29%
03-095	Westwood Vistas	\$9,859,595	\$3,716,250	37.69%	\$0	0.00%	\$0.75	\$5,673,347	57.54%	\$469,998	4.77%
03-098	Lemon Hill Townhomes	\$14,511,670	\$812,500	5.60%	\$2,251,500	15.52%	\$0.82	\$11,165,347	76.94%	\$282,323	1.95%
03-103	Parlier Family Apartment	\$8,244,876	\$2,321,697	28.16%	\$0	0.00%	\$0.80	\$5,584,779	67.74%	\$338,400	4.10%
03-107	Fontana II Senior Apartmetns	\$13,027,757	\$1,350,000	10.36%	\$2,500,000	19.19%	\$0.77	\$9,177,758	70.45%	\$0	0.00%
03-110	Diamond Cove II Apartments	\$7,733,409	\$587,600	7.60%	\$1,662,300	21.50%	\$0.08	\$5,287,109	68.37%	\$196,400	2.54%
03-113	Renaissance at North Park Srs.	\$17,247,996	\$2,605,331	15.11%	\$3,639,971	21.10%	\$0.84	\$11,002,694	63.79%	\$0	0.00%
03-117	Santos Plaza Apartments	\$5,566,602	\$0	0.00%	\$1,578,318	28.35%	\$0.80	\$3,815,124	68.54%	\$173,160	3.11%
03-118	Gateways SRO Housing	\$4,778,740	\$0	0.00%	\$1,272,048	26.62%	\$0.79	\$2,650,593	55.47%	\$856,099	17.91%
03-120	St Anne's Transition Housing	\$10,691,764	\$0	0.00%	\$3,780,000	35.35%	\$0.80	\$3,198,318	29.91%	\$3,713,446	34.73%
03-124	Yankee Hotel	\$10,395,711	\$1,240,000	11.93%	\$2,019,320	19.42%	\$0.72	\$6,816,391	65.57%	\$320,000	3.08%
03-125	Canyon Creek Apartments	\$13,571,915	\$160,000	1.18%	\$2,450,000	18.05%	\$0.81	\$9,507,862	70.06%	\$1,454,053	10.71%
03-133	Westminster Family Apartments	\$14,592,726	\$4,000,000	27.41%	\$1,315,600	9.02%	\$0.79	\$9,277,126	63.57%	\$0	0.00%
03-136	Cohasset Manor Apartments	\$5,082,698	\$2,796,145	55.01%	\$0	0.00%	\$0.82	\$2,286,553	44.99%	\$0	0.00%
03-137	Foothill Family Housing	\$11,225,366	\$2,097,676	18.69%	\$2,762,000	24.60%	\$0.82	\$6,295,655	56.08%	\$70,035	0.62%
03-139	Park Creek Village	\$7,112,222	\$750,000	10.55%	\$1,350,000	18.98%	\$0.75	\$5,012,222	70.47%	\$0	0.00%
03-143	Palmer Heights Apartments	\$8,887,028	\$2,148,640	24.18%	\$0	0.00%	\$0.75	\$6,410,656	72.13%	\$327,732	3.69%

Table A-5
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Financing Breakdown for 2003 Allocations

TCAC#	Project name	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
03-145	Tesoro Del Valle	\$18,221,944	\$5,784,635	31.75%	\$0	0.00%	\$0.82	\$11,736,841	64.41%	\$700,469	3.84%
03-146	Camino Al Oro	\$11,216,792	\$3,559,471	31.73%	\$0	0.00%	\$0.82	\$7,080,566	63.12%	\$576,755	5.14%
03-152	Orchard View Apartments, L.P.	\$11,693,933	\$2,387,016	20.41%	\$350,000	2.99%	\$0.78	\$8,555,680	73.16%	\$401,237	3.43%
03-154	Bridgeway East	\$7,478,004	\$400,000	5.35%	\$3,713,004	49.65%	\$0.83	\$2,378,770	31.81%	\$986,230	13.19%
03-162	Fresno Family Apartments	\$9,405,035	\$2,683,587	28.53%	\$0	0.00%	\$0.80	\$6,433,448	68.40%	\$288,000	3.06%
03-163	Sierra Village	\$7,385,465	\$1,951,601	26.42%	\$0	0.00%	\$0.77	\$5,433,864	73.58%	\$0	0.00%
03-164	Daybreak Apartments	\$9,234,151	\$1,972,637	21.36%	\$0	0.00%	\$0.78	\$6,928,224	75.03%	\$333,290	3.61%
03-169	Lindsay Family Apartments	\$7,571,012	\$2,074,699	27.40%	\$0	0.00%	\$0.76	\$5,496,313	72.60%	\$0	0.00%
03-172	Maganda Park	\$4,713,684	\$1,400,000	29.70%	\$0	0.00%	\$0.84	\$3,313,686	70.30%	\$0	0.00%
03-175	Hood Street Family Apartments	\$3,720,293	\$1,339,500	36.01%	\$0	0.00%	\$0.80	\$2,173,328	58.42%	\$207,465	5.58%
03-176	P Street Family Apartments	\$3,322,533	\$910,497	27.40%	\$0	0.00%	\$0.80	\$2,238,661	67.38%	\$173,375	5.22%
03-179	The Plaza Apartments	\$23,251,142	\$0	0.00%	\$13,525,518	58.17%	\$0.82	\$9,725,624	41.83%	\$0	0.00%
03-180	Valle del Sol Townhomes	\$14,453,020	\$0	0.00%	\$3,743,576	25.90%	\$0.81	\$10,709,443	74.10%	\$0	0.00%
03-182	Dublin Senior Housing	\$11,115,510	\$3,587,848	32.28%	\$726,000	6.53%	\$0.82	\$6,497,926	58.46%	\$303,737	2.73%
03-185	Jackson Apartments	\$5,121,464	\$1,065,391	20.80%	\$1,332,000	26.01%	\$0.72	\$2,724,073	53.19%	\$0	0.00%
03-187	River Crest	\$4,042,050	\$868,994	21.50%	\$600,000	14.84%	\$0.73	\$2,573,056	63.66%	\$0	0.00%
03-188	Phoenix Park I	\$39,646,314	\$5,927,000	14.95%	\$7,962,385	20.08%	\$0.82	\$23,893,939	60.27%	\$1,862,990	4.70%
03-190	Alameda Terrace	\$6,765,882	\$1,564,000	23.12%	\$0	0.00%	\$0.80	\$4,848,824	71.67%	\$353,058	5.22%
03-191	Main Street Vistas	\$12,306,088	\$2,187,000	17.77%	\$2,444,000	19.86%	\$0.84	\$7,332,822	59.59%	\$342,266	2.78%
03-192	Kern Senior Housing	\$5,122,077	\$497,741	9.72%	\$1,908,400	37.26%	\$0.76	\$2,716,206	53.03%	\$0	0.00%
03-194	Peach Tree Village II	\$8,428,229	\$2,886,944	34.25%	\$0	0.00%	\$0.84	\$5,541,285	65.75%	\$0	0.00%
03-195	Murrieta Affordable Housing	\$10,645,757	\$2,150,000	20.20%	\$1,941,000	18.23%	\$0.82	\$5,957,895	55.96%	\$596,862	5.61%
03-196	Figueroa Place	\$8,241,601	\$1,365,000	16.56%	\$1,647,000	19.98%	\$0.84	\$4,940,494	59.95%	\$289,107	3.51%
03-197	Peach Tree Village	\$3,964,858	\$1,166,872	29.43%	\$0	0.00%	\$0.83	\$2,603,225	65.66%	\$194,761	4.91%
03-199	Terracina Pinewood Court	\$9,203,199	\$1,673,400	18.18%	\$1,360,000	14.78%	\$0.79	\$5,655,884	61.46%	\$513,915	5.58%
03-202	Mariposa Gardens	\$17,446,112	\$5,410,000	31.01%	\$6,064,500	34.76%	\$0.83	\$5,861,600	33.60%	\$110,012	0.63%

Table A-6
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
 2003 Allocations for Tax Exempt Bond Financed Projects
 Low

TCAC#	Project Name	Const. Type	Total Units	Income Units	Federal Allocations	State Allocations	City	County
03-800	Kennedy Meadows Apartments	NC	56	55	\$403,731	\$0	Jackson	Amador
03-801	Glenbrook Apartments	NC	60	59	\$440,652	\$0	Grass Valley	Nevada
03-802	Walnut Grove Senior Apartments	NC	60	59	\$293,176	\$0	Clearlake	Lake
03-803	101 San Fernando Apartments	NC	323	67	\$457,665	\$0	San Jose	Santa Clara
03-804	Kennedy Apartment Homes	NC	100	78	\$582,320	\$0	San Jose	Santa Clara
03-805	Los Arcos Apartments	NC	84	83	\$502,541	\$0	Poway	San Diego
03-807	LA 78 Preservation Project	AR	78	78	\$165,379	\$0	Los Angeles	Los Angeles
03-808	Town Center Apartments	NC	75	15	\$81,885	\$0	Lafayette	Contra Costa
03-809	Pico Union Scattered Site Preservation	AR	390	386	\$1,033,999	\$0	Los Angeles	Los Angeles
03-810	Hollywood Palms Apartments	NC	94	93	\$671,243	\$0	San Diego	San Diego
03-811	Breezewood Village	NC	122	120	\$471,799	\$0	La Mirada	Los Angeles
03-812	San Regis Apartments	RC	390	78	\$85,277	\$0	Van Nuys	Los Angeles
03-813	Main Plaza	NC	106	106	\$726,298	\$0	Chula Vista	San Diego
03-814	Bernal Dwellings Apartments	NC	160	156	\$1,368,598	\$0	San Francisco	San Francisco
03-815	Central City Family Housing	RC	63	63	\$371,293	\$0	Los Angeles	Los Angeles
03-816	Creekside Apartments	NC	185	184	\$689,284	\$0	Cathedral City	Riverside
03-818	Metropolitan Lofts	NC	264	53	\$441,108	\$0	Los Angeles	Los Angeles
03-819	Heritage Park at Arcadia	NC	54	53	\$296,992	\$0	Arcadia	Los Angeles
03-820	The Affordable Housing At The Greens	NC	180	178	\$1,049,355	\$0	Carlsbad	San Diego
03-821	Gateway Santa Clara	NC	42	41	\$357,046	\$0	Santa Clara	Santa Clara
03-822	Branham Lane Apartments	NC	175	174	\$1,781,408	\$0	San Jose	Santa Clara
03-824	Fremont Oak Gardens	NC	51	50	\$473,043	\$0	Fremont	Alameda
03-825	Skyline Village	NC	73	72	\$653,077	\$0	Los Angeles	Los Angeles
03-826	Mariposa Apartments	NC	106	106	\$694,558	\$0	Carlsbad	San Diego
03-827	Havenhurst Apartments	NC	24	23	\$208,009	\$0	West Hollywood	Los Angeles
03-828	Hidden Cove Apartments	AR	88	87	\$323,426	\$0	Bay Point	Contra Costa
03-829	Tyrella Gardens	AR	56	55	\$368,222	\$0	Mountain View	Santa Clara
03-830	Pujol Street Senior Apartments	NC	66	65	\$195,829	\$0	Temecula	Riverside
03-831	Los Padres Apartments	AR	219	164	\$338,753	\$0	Salinas	Monterey
03-832	Potrero Senior Housing	NC	53	52	\$252,555	\$0	Unincorporated	Los Angeles
03-833	Orchard Park Apartments	AR	144	142	\$324,815	\$0	Beaumont	Riverside

Table A-6
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
 2003 Allocations for Tax Exempt Bond Financed Projects
 Low

TCAC#	Project Name	Const. Type	Total Units	Income Units	Federal Allocations	State Allocations	City	County
03-834	The Surf Apartments	AR	46	35	\$124,898	\$0	San Leandro	Alameda
03-835	Asbury Apartments	AR	97	58	\$207,858	\$0	Los Angeles	Los Angeles
03-836	Pacific Towers Senior Apartments	NC	100	99	\$382,728	\$0	El Monte	Los Angeles
03-837	Benicia Point (aka Rockridge)	NC	56	55	\$466,650	\$0	Benicia	Solano
03-838	Castaic Lake Senior Apartments	NC	150	149	\$596,692	\$0	Castaic	Los Angeles
03-839	Camino Del Sol Senior Apartments	NC	120	118	\$544,550	\$0	Oxnard	Ventura
03-840	Westgate Courtyards	NC	204	200	\$1,068,123	\$0	Santa Maria	Santa Barbara
03-841	Turnleaf Apartments	AR	152	151	\$904,772	\$0	San Jose	Santa Clara
03-842	CreekView Apartments	NC	350	347	\$2,141,680	\$0	San Ramon	Contra Costa
03-843	Herald Hotel	RC	73	72	\$360,547	\$0	San Francisco	San Francisco
03-844	Vista Montana	NC	132	130	\$776,071	\$0	Watsonville	Santa Cruz
03-845	Cinnabar Commons	NC	245	243	\$2,271,312	\$0	San Jose	Santa Clara
03-846	Mission Gateway	NC	121	120	\$1,241,521	\$0	Union City	Alameda
03-847	Channel Island Park Apartments	AR	152	150	\$618,105	\$0	Oxnard	Ventura
03-848	Broadway Village II	NC	50	49	\$375,407	\$0	Los Angeles	Los Angeles
03-849	Westmorland Family Apartments	NC	64	65	\$379,416	\$0	Westmorland	Imperial
03-850	Countryside Apartments	NC	72	71	\$378,154	\$0	El Centro	Imperial
03-851	Rancho Vista Apartments	NC	150	149	\$919,594	\$0	Chula Vista	San Diego
03-852	Noble Tower	AR	195	194	\$926,497	\$0	Oakland	Alameda
03-853	Ping Yuen Center	AR	82	81	\$479,975	\$0	Sacramento	Sacramento
03-854	Breezewood Apartments	AR	157	156	\$384,149	\$0	Riverside	Riverside
03-855	Oroville Oaks Apartments	AR	62	60	\$95,586	\$0	Oroville	Butte
03-856	Willow Oaks Apartments	AR	60	59	\$113,004	\$0	Willows	Glenn
03-857	Hacienda de Feliz	NC	25	24	\$239,673	\$0	Thousand Oaks	Ventura
03-859	Del Rio Terrace	NC	41	40	\$281,901	\$0	San Luis Obispo	San Luis Obispo
03-860	L.A. Colorado Terrace	NC	0	0	\$503,994	\$0	Los Angeles	Los Angeles
03-861	The Oaks at Almaden	NC	126	125	\$733,466	\$0	San Jose	Santa Clara
03-862	Oak Court Apartments	NC	53	52	\$607,833	\$0	Palo Alto	Santa Clara
03-863	Holtville Gardens Apartments	NC	80	81	\$360,614	\$0	Holtville	Imperial
03-864	City Towers	AR	231	229	\$902,492	\$0	Oakland	Alameda
03-865	Anise Turina	AR	28	27	\$92,033	\$0	San Rafael	Marin

Table A-6
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2003 Allocations for Tax Exempt Bond Financed Projects
Low

TCAC#	Project Name	Const. Type	Total Units	Income Units	Federal Allocations	State Allocations	City	County
03-866	Imperial Gardens Apartments	NC	80	81	\$337,696	\$0	Imperial	Imperial
03-867	Wilshire Court Apartments	NC	201	41	\$262,926	\$0	Los Angeles	Los Angeles
03-868	Riviera Apartments	AR	27	26	\$102,704	\$0	San Rafael	Marin
03-870	Tierra del Sol	NC	119	118	\$1,002,032	\$0	Los Angeles	Los Angeles
03-871	Villa Maders Family Housing	NC	72	71	\$446,387	\$0	Oxnard	Ventura
03-872	Downtown River Apartments	NC	81	80	\$882,356	\$0	Petaluma	Sonoma
03-873	Baywood Apartments	AR	77	77	\$247,052	\$0	Oakland	Alameda
03-874	Mission Creek Senior Community	NC	140	139	\$1,298,920	\$0	San Francisco	San Francisco
03-875	Point Reyes Affordable Homes	NC	27	26	\$279,495	\$0	Point Reyes Station	Marin
03-876	Busch Senior Apartments	NC	172	138	\$721,513	\$0	Pleasanton	Alameda
03-877	Tremont Green at El Macero	NC	36	35	\$216,169	\$0	Davis	Yolo
03-878	Parkside Village Apartments	AR	76	75	\$171,180	\$635,813	Dinuba	Tulare
03-879	The Willows	NC	76	75	\$276,036	\$1,025,278	Clovis	Fresno
03-880	The Village at Hesperia	NC	68	67	\$286,083	\$1,062,594	Hesperia	San Bernardino
03-881	Culver I-5 Family Housing	NC	162	161	\$735,823	\$2,033,309	Irvine	Orange
03-882	Northwood Affordable Apartments	NC	96	94	\$464,918	\$1,726,837	Irvine	Orange
03-883	SEASONS at Los Robles	RC	59	58	\$176,906	\$657,079	Anderson	Shasta
03-884	Agave at Elk Grove	NC	188	187	\$868,168	\$0	Elk Grove	Sacramento
03-885	Sunnyslope Apartments	NC	31	31	\$160,169	\$0	Sacramento	Sacramento
03-886	Campus Gardens	AR	126	125	\$393,239	\$1,460,601	Sacramento	Sacramento
03-887	Moore Village at Wildhorse	NC	59	58	\$291,197	\$1,081,587	Davis	Yolo
03-888	Sacramento Senior Homes	NC	40	39	\$340,676	\$0	Berkeley	Alameda
03-889	Arbor Ridge Apartments	NC	178	36	\$315,880	\$0	Brentwood	Contra Costa
03-890	Views at 270	NC	56	56	\$564,123	\$0	Los Angeles	Los Angeles
03-891	Azure Park Apartments	AR	212	206	\$452,543	\$0	Sacramento	Sacramento
03-892	Casa Colina del Sol Apartments	AR	75	74	\$227,887	\$0	San Diego	San Diego
03-893	Market Street Townhomes	NC	60	59	\$426,477	\$0	Soledad	Monterey
03-894	Canyon Creek Townhomes	NC	36	35	\$273,578	\$0	Gonzales	Monterey
03-895	Rancho del Norte Apartments	NC	119	119	\$852,969	\$0	San Diego	San Diego
03-896	Heritage Village Apartments	AR	50	49	\$126,293	\$0	Los Banos	Merced
03-897	Carlton Country Club Villas	AR	130	129	\$353,201	\$0	Santee	San Diego

Table A-6
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
 2003 Allocations for Tax Exempt Bond Financed Projects
 Low

TCAC#	Project Name	Const. Type	Total Units	Income Units	Federal Allocations	State Allocations	City	County
03-898	Coyote Run II	NC	66	65	\$371,829	\$0	Palm Springs	Riverside
03-899	Housing Alliance	NC	28	27	\$303,407	\$0	Castro Valley	Alameda
03-900	The Knolls at Green Valley	NC	200	199	\$678,951	\$0	Cameron Park	El Dorado
03-901	Westminster Senior Apartments	NC	92	91	\$425,577	\$0	Westminster	Orange
03-902	Saticoy Gardens	NC	30	29	\$212,504	\$0	Van Nuys	Los Angeles
03-903	The Salvation Army SF Silvercrest	RC	257	254	\$1,561,521	\$0	San Francisco	San Francisco
03-905	Chelsey Avenue Mutual Housing	NC	30	29	\$347,716	\$0	Richmond	Contra Costa
03-906	Copper Creek Apartments Phase I	NC	156	155	\$1,023,435	\$0	San Marcos	San Diego
03-907	Via Roble Apartments	NC	87	64	\$483,368	\$0	Escondido	San Diego
03-908	Bella Monte Apartments	NC	52	51	\$619,232	\$0	Bay Point	Contra Costa
03-909	Vista Monterey	NC	48	47	\$279,764	\$0	Los Angeles	Los Angeles
03-910	Osborne Manor Apartments	NC	49	49	\$372,000	\$0	Pacoima	Los Angeles
03-911	Maidu Village Phase III	NC	76	75	\$247,752	\$0	Roseville	Placer
03-912	Casitas Del Rio Apartments	NC	40	39	\$110,201	\$0	Rio Vista	Solano
03-913	Lorena Terrace	NC	49	47	\$554,467	\$0	Los Angeles	Los Angeles
03-914	Sky Parkway Apartments	AR	59	58	\$122,567	\$0	Sacramento	Sacramento
03-915	Hermosa Vista Apartments	AR	88	87	\$433,531	\$0	Huntington Beach	Orange
03-916	Northpointe Park	NC	180	144	\$613,809	\$0	Sacramento	Sacramento
03-917	Dublin Ranch Senior Apartments	NC	322	162	\$1,181,027	\$0	Dublin	Alameda
03-918	Fairway Family Apartments	NC	304	153	\$1,292,767	\$0	Dublin	Alameda
03-919	Vintage at Laguna Senior Apartments	NC	158	157	\$536,175	\$0	Elk Grove	Sacramento
03-920	Beachview Villa	NC	107	86	\$154,579	\$0	Huntington Beach	Orange
03-921	Ocean View Garden Apartments	AR	62	62	\$191,000	\$0	Berkeley	Alameda
03-922	Second Street Senior Apartments	NC	81	80	\$403,255	\$0	Dixon	Solano
03-923	Almaden Family Apartments	NC	225	223	\$1,840,073	\$0	San Jose	Santa Clara
03-925	River Oaks Apartments	NC	73	72	\$421,869	\$0	Oxnard	Ventura
03-926	Villa Cesar Chavez	NC	52	51	\$420,338	\$0	Oxnard	Ventura
03-927	Beverly Towers	AR	189	189	\$407,609	\$0	Montebello	Los Angeles
03-928	Geneva Pointe Apartments	NC	152	78	\$344,018	\$0	Elk Grove	Sacramento
03-929	Lincoln Creek Apartments	NC	172	94	\$486,190	\$0	Dixon	Solano
03-930	The St. Anton Building	NC	65	13	\$63,111	\$0	Sacramento	Sacramento

Table A-6
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2003 Allocations for Tax Exempt Bond Financed Projects
Low

TCAC#	Project Name	Const. Type	Total Units	Income Units	Federal Allocations	State Allocations	City	County
03-931	Hallmark House Apartments	AR	72	71	\$365,762	\$0	Redwood City	San Mateo
03-932	Courtland Senior Apartments	NC	108	44	\$231,317	\$0	Arroyo Grande	San Luis Obispo
03-933	Northwest Gateway Apartments	NC	263	54	\$425,579	\$0	Los Angeles	Los Angeles
03-934	Bayport Apartments	NC	52	51	\$551,775	\$0	Alameda	Alameda
03-935	Cottonwood Village	NC	86	86	\$376,652	\$0	Bakersfield	Kern
03-936	Moulton Plaza	NC	66	65	\$621,092	\$0	Sunnyvale	Santa Clara
03-937	Mango Tree Village	NC	90	75	\$389,756	\$0	Los Angeles	Los Angeles
03-938	Corona Park Apartments	AR	160	158	\$612,142	\$0	Corona	Riverside
03-939	Breezewood Village	NC	81	80	\$557,452	\$0	Suisun City	Solano
03-940	Desert Springs Apartments	NC	203	200	\$1,059,397	\$0	Victorville	San Bernardino
03-941	Sunset Villa	NC	52	51	\$273,380	\$0	Wasco	Kern
03-942	Fresno Emerald Palms	NC	74	73	\$201,777	\$0	Fresno	Fresno
03-943	Holly Tree Village	NC	208	123	\$602,483	\$0	Los Angeles	Los Angeles
03-944	Almond Tree Village	NC	322	319	\$1,189,746	\$0	Los Angeles	Los Angeles
			15730	13329	\$73,099,179	\$9,683,098		

APPENDIX B

1987 – 2003 ALLOCATION SUMMARY

Table B-1
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
 Active Projects by County *
 1987-2003

County	Population **	% of Total	Projects	% of Total	Low Income		% of Total Federal Allocation	% of Total State Allocation	% of Total	
					Units	% of Total				
ALAMEDA	1,496,200	4.21%	122	5.52%	7159	4.18%	\$46,506,117	4.65%	\$34,862,129	4.83%
AMADOR	36,500	0.10%	3	0.14%	161	0.09%	\$763,208	0.08%	\$892,896	0.12%
BUTTE	210,400	0.59%	12	0.54%	709	0.41%	\$4,385,824	0.44%	\$1,822,722	0.25%
CALAVERAS	42,450	0.12%	2	0.09%	59	0.03%	\$120,137	0.01%	\$475,904	0.07%
COLUSA	19,700	0.06%	3	0.14%	133	0.08%	\$646,375	0.06%	\$2,085,409	0.29%
CONTRA COSTA	994,900	2.80%	67	3.03%	6233	3.64%	\$35,025,991	3.50%	\$30,006,759	4.16%
DEL NORTE	27,850	0.08%	2	0.09%	94	0.05%	\$328,569	0.03%	\$0	0.00%
EL DORADO	166,000	0.47%	13	0.59%	1257	0.73%	\$6,583,682	0.66%	\$14,308,136	1.98%
FRESNO	841,400	2.37%	82	3.71%	6291	3.67%	\$25,012,760	2.50%	\$20,720,476	2.87%
GLENN	27,050	0.08%	3	0.14%	131	0.08%	\$629,494	0.06%	\$248,970	0.03%
HUMBOLDT	128,300	0.36%	9	0.41%	340	0.20%	\$1,432,373	0.14%	\$5,026,583	0.70%
IMPERIAL	150,900	0.42%	31	1.40%	1721	1.00%	\$11,971,857	1.20%	\$4,337,337	0.60%
KERN	702,900	1.98%	57	2.58%	4555	2.66%	\$24,110,351	2.41%	\$35,174,401	4.87%
KINGS	136,100	0.38%	11	0.50%	835	0.49%	\$5,153,058	0.51%	\$2,673,768	0.37%
LAKE	61,300	0.17%	10	0.45%	418	0.24%	\$2,495,551	0.25%	\$4,352,833	0.60%
LASSEN	34,950	0.10%	3	0.14%	90	0.05%	\$159,561	0.02%	\$435,387	0.06%
LOS ANGELES	9,979,600	28.06%	554	25.05%	37543	21.90%	\$254,291,335	25.40%	\$61,176,190	8.48%
MADERA	131,200	0.37%	15	0.68%	764	0.45%	\$5,058,855	0.51%	\$5,005,852	0.69%
MARIN	250,400	0.70%	14	0.63%	668	0.39%	\$5,557,522	0.56%	\$0	0.00%
MARIPOSA	17,450	0.05%	4	0.18%	118	0.07%	\$247,911	0.02%	\$853,999	0.12%
MENDOCINO	88,200	0.25%	8	0.36%	316	0.18%	\$1,168,436	0.12%	\$2,905,191	0.40%
MERCED	225,100	0.63%	28	1.27%	1339	0.78%	\$5,840,491	0.58%	\$10,619,681	1.47%
MONO	13,350	0.04%	1	0.05%	32	0.02%	\$345,350	0.03%	\$0	0.00%
MONTEREY	415,800	1.17%	32	1.45%	1935	1.13%	\$14,127,322	1.41%	\$2,609,343	0.36%
NAPA	129,800	0.36%	9	0.41%	723	0.42%	\$4,451,281	0.44%	\$11,388,972	1.58%
NEVADA	95,700	0.27%	16	0.72%	911	0.53%	\$5,898,207	0.59%	\$4,517,333	0.63%
ORANGE	2,978,800	8.38%	90	4.07%	10636	6.21%	\$46,108,454	4.61%	\$39,788,115	5.51%
PLACER	275,600	0.77%	24	1.08%	2491	1.45%	\$10,263,946	1.03%	\$7,550,538	1.05%
PLUMAS	20,900	0.06%	2	0.09%	70	0.04%	\$130,817	0.01%	\$409,588	0.06%
RIVERSIDE	1,705,500	4.80%	103	4.66%	9100	5.31%	\$47,203,180	4.72%	\$47,156,281	6.53%
SACRAMENTO	1,309,600	3.68%	87	3.93%	10062	5.87%	\$44,828,027	4.48%	\$71,801,830	9.95%

Table B-1
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Active Projects by County *
1987-2003

County	Population **	% of Total	Low Income		Units	% of Total	Federal Allocation	% of Total	State Allocation	% of Total
			Projects	% of Total						
SAN BENITO	56,300	0.16%	5	0.23%	157	0.09%	\$1,173,497	0.12%	\$196,916	0.03%
SAN BERNARDINO	1,833,000	5.15%	38	1.72%	4081	2.38%	\$20,480,161	2.05%	\$41,052,996	5.69%
SAN DIEGO	2,961,600	8.33%	132	5.97%	13605	7.94%	\$67,477,003	6.74%	\$30,026,328	4.16%
SAN FRANCISCO	791,600	2.23%	85	3.84%	7280	4.25%	\$69,293,199	6.92%	\$23,760,618	3.29%
SAN JOAQUIN	613,500	1.73%	29	1.31%	2003	1.17%	\$9,482,965	0.95%	\$21,148,771	2.93%
SAN LUIS OBISPO	256,300	0.72%	18	0.81%	537	0.31%	\$4,254,989	0.43%	\$2,721,474	0.38%
SAN MATEO	717,000	2.02%	30	1.36%	1552	0.91%	\$13,503,841	1.35%	\$4,971,679	0.69%
SANTA BARBARA	410,300	1.15%	31	1.40%	1990	1.16%	\$11,963,831	1.20%	\$5,045,130	0.70%
SANTA CLARA	1,729,900	4.86%	144	6.51%	14811	8.64%	\$95,157,128	9.51%	\$77,939,310	10.80%
SANTA CRUZ	259,800	0.73%	24	1.08%	1276	0.74%	\$10,331,099	1.03%	\$3,727,729	0.52%
SHASTA	172,000	0.48%	14	0.63%	818	0.48%	\$4,042,719	0.40%	\$12,570,255	1.74%
SIERRA	3,520	0.01%	1	0.05%	48	0.03%	\$84,205	0.01%	\$0	0.00%
SISKIYOU	44,400	0.12%	2	0.09%	64	0.04%	\$144,709	0.01%	\$539,996	0.07%
SOLANO	412,000	1.16%	27	1.22%	2500	1.46%	\$10,906,101	1.09%	\$4,595,644	0.64%
SONOMA	472,700	1.33%	53	2.40%	3517	2.05%	\$23,687,682	2.37%	\$6,892,916	0.96%
STANISLAUS	481,600	1.35%	19	0.86%	1522	0.89%	\$5,737,734	0.57%	\$9,577,231	1.33%
SUTTER	83,200	0.23%	3	0.14%	144	0.08%	\$545,033	0.05%	\$1,661,812	0.23%
TEHAMA	57,700	0.16%	6	0.27%	264	0.15%	\$1,130,008	0.11%	\$2,735,774	0.38%
TRINITY	13,300	0.04%	2	0.09%	64	0.04%	\$127,752	0.01%	\$969,996	0.13%
TULARE	386,200	1.09%	48	2.17%	2212	1.29%	\$11,513,671	1.15%	\$19,781,195	2.74%
TUOLUMNE	56,500	0.16%	9	0.41%	483	0.28%	\$2,774,426	0.28%	\$2,835,550	0.39%
VENTURA	791,300	2.23%	43	1.94%	3618	2.11%	\$16,897,981	1.69%	\$10,003,047	1.39%
YOLO	181,300	0.51%	28	1.27%	1664	0.97%	\$8,346,254	0.83%	\$11,750,213	1.63%
YUBA	62,800	0.18%	4	0.18%	295	0.17%	\$1,204,761	0.12%	\$3,958,342	0.55%
	35,561,720	100.00%	2212	100.00%	171399	100.00%	\$1,001,106,791	100.00%	\$721,669,545	100.00%

* Includes tax-exempt bond finance projects

** State of California, *Population Estimates for California Cities & Counties*
Department of Finance Report E-1, Sacramento, California, January 2004

APPENDIX C

*1987 – 2003 COMPLIANCE REPORT
OCCUPANCY DATE*

Table C-1 2003

CTCAC Number	Project Name	Total Units	Required #	# of Occupied
			of Tax Credit Units	Tax Credit Units
CA-1988-003	Nuevo Pico Union	16	16	16
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	44
CA-1988-063	Sun Terrace	104	99	97
CA-1988-066	Vendome Apt.	43	41	44
CA-1988-069	Virginia Avenue	28	20	27
CA-1988-072	Magnolia Acres	40	40	10
CA-1988-073	Flores Apartments	26	26	26
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	17
CA-1988-096	3142 Coolidge Avenue	4	4	4
CA-1988-098	Poinsettia Street Apts.	20	20	20
CA-1988-099	Bellflower Senior Center	50	20	20
CA-1988-100	49th Street Apts.	13	13	13
CA-1988-101	1513 W. Pico Blvd.	32	32	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	28
CA-1988-117	Coleman Court	113	22	22
CA-1988-118	Villa La Cumbre	60	60	33
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	23
CA-1988-140	Clark Terrace	41	41	40
CA-1988-141	Evergreen Apts.	37	28	35
CA-1988-146	Peralta Apts	13	13	*
CA-1988-147	2627 Inyo Ave.	1	1	1
CA-1988-152	Picardy Apartments	36	36	29
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
CA-1988-167	Single Family House	1	1	1
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-1988-176	2525 South Tenth	1	1	1
CA-1988-177	4828 E. Hedges	6	6	3
CA-1988-178	Clinton Avenue Apts.	10	10	10
CA-1988-181	Laguna Terrace	4	4	4
CA-1988-182	925 North Palm	3	3	6

Table C-1 2003

CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# of Occupied Tax Credit Units
CA-1988-183	Eden	1	1	1
CA-1988-184	Tricon I	9	9	9
CA-1988-189	Wilshire Place Apartments	60	60	58
CA-1988-193	Camillia Apartments	40	40	32
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	12
CA-1988-205	Mayfair Apts.	47	47	42
CA-1988-206	Villa Mirage Apts.	320	320	294
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-1988-213	73-050 Callita Bonnie	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	129
CA-1989-009	The Fountains	124	117	112
CA-1989-010	Genesis Hotel	33	33	28
CA-1989-015	Guadalupe Apts.	23	23	23
CA-1989-016	Bear River Apts.	24	24	23
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	80
CA-1989-021	Gridley Springs	32	32	32
CA-1989-022	Grove Park Housing	104	104	100
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	75
CA-1989-032	Redwood Creek Apts.	48	48	47
CA-1989-033	Ridgecrest Village Apts. II	12	12	10
CA-1989-035	Woodlake Manor	44	44	40
CA-1989-036	Blythe Duplex #1	2	2	2
CA-1989-037	Blythe Duplex #2	0	0	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

Table C-1 2003

CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# of Occupied Tax Credit Units
CA-1989-041	Porterville Hotel	70	70	56
CA-1989-043	Duane Heights	14	14	4
CA-1989-044	Alta Vista Apts.	42	42	41
CA-1989-045	Maria Alicia	20	20	20
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	41
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	75
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	32
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 (Leandro Soto Apts.)	48	48	48
CA-1989-078	2020-30 Cloverfield Boulevard	32	32	24
CA-1989-079	Rotary Haciendas Senior Housing	81	81	82
CA-1989-080	California Hotel	150	133	134
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	37
CA-1989-105	Otero Apartments	7	7	7
CA-1989-108	Ward Villas	120	120	118
CA-1989-109	Gilbert Lindsay Manor	137	137	125
CA-1989-111	Magnolia Villas South	65	65	65
CA-1989-116	Durkee Lofts	17	17	17
CA-1989-118	Baywood Apts.	82	82	61
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

Table C-1 2003

CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# of Occupied Tax Credit Units
CA-1989-127	Rio Dell Terrace Apts.	24	24	23
CA-1989-128	Tipton Terrace Apts. (90-115)	34	34	31
CA-1989-129	Chowchilla Terrace Apts.	37	37	36
CA-1989-131	Fitch Mountain Terrace-II	20	20	19
CA-1989-133	Westminster Park Plaza Apartments	130	130	124
CA-1989-137	Metro Hotel	136	136	132
CA-1989-138	Metro Hotel II	57	57	57
CA-1989-140	Prentice Apartments	45	45	44
CA-1989-141	Gardner Senior Apts.	17	17	17
CA-1989-146	San Pedro Firm Building	42	42	39
CA-1989-147	Neary Lagoon Cooperative	95	95	94
CA-1989-153	Coleridge Park Homes	49	49	34
CA-1989-154	Strathern Park	185	185	168
CA-1989-155	Lorne Park	72	72	71
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	95
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	54
CA-1989-169	Westport Village	25	25	25
CA-1989-170	Larkspur Creekside	28	28	28
CA-1989-171	Casa Adobe (San Pablo Senior)	55	55	54
CA-1989-174	Maidu Village	80	80	79
CA-1989-177	Knights Landing Harbor Apartments	26	24	24
CA-1989-183	Ukiah Terrace	32	32	41
CA-1989-185	Haven Park Partners II	15	15	14
CA-1989-199	Hacienda Villa	120	120	116
CA-1989-200	Hillside Villa Apts.	124	124	25
CA-1989-212	Tehachapi Senior Manor II	44	44	41
CA-1989-223	Pacific Meadows	200	146	147
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	14
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	64
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

Table C-1 2003

CTCAC Number	Project Name	Total Units	Required #	# of Occupied
			of Tax Credit Units	Tax Credit Units
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	144
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	16
CA-1990-018	Yucaipa Terrace	51	51	51
CA-1990-019	Coronado Place	40	40	40
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	25
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
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	44
CA-1990-066	Hendley Circle Apartments	27	27	27
CA-1990-068	Greenwood-17th Street	7	5	7
CA-1990-076	Foxcreek	36	34	33
CA-1990-078	Villa San Ramon	120	24	24
CA-1990-079	Greenwood/Berkeley	7	5	7
CA-1990-081	Heather Glen	62	62	61
CA-1990-086	Caulfield Lane Apartments	22	22	22
CA-1990-094	Fourth Street Apartments	44	44	43
CA-1990-096	Greenwood/15th Street	9	8	9
CA-1990-097	Garcia Apartments	7	6	7
CA-1990-099	Green Valley Apartments	28	28	28
CA-1990-101	Embarcadero Triangle	177	167	167
CA-1990-102	Las Casas III Apartments	52	52	51
CA-1990-103	Rohlf's Manor	213	213	200
CA-1990-104	Woodhaven Senior Residences	104	102	102

Table C-1 2003

CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# of Occupied Tax Credit Units
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	44
CA-1990-110	Earlimart Senior Apartments	35	35	34
CA-1990-111	San Joaquin Senior Apartments	20	20	19
CA-1990-112	San Joaquin Apartments	38	38	37
CA-1990-113	Westwood Senior Apartments	24	24	20
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	46
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	42
CA-1990-144	Oakwood II Apartments	54	54	53
CA-1990-147	Eucalyptus Garden Apartments	80	38	77
CA-1990-148	Phoenix House	156	156	159
CA-1990-149	Harmony Gate	70	70	70
CA-1990-150	Susanne B. Wilson Residence	63	63	60
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	107
CA-1990-156	Padre Palou Apartments	18	18	18
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	61
CA-1990-176	Century Place Apartments	306	62	61
CA-1990-177	Rosewood Park/Willow Glen	36	36	34
CA-1990-178	Tudor Grove	144	144	144
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	63
CA-1991-015	Washington Creek Apartments	32	32	30
CA-1991-020	El Centro	44	44	37
CA-1991-022	The Sanborn Hotel	46	46	45
CA-1991-024	Leonide Apartments	66	66	63
CA-1991-025	Lorin Station Plaza	14	14	14

Table C-1 2003

CTCAC Number	Project Name	Total Units	Required #	# of Occupied
			of Tax Credit Units	Tax Credit Units
CA-1991-026	East of Eaton	76	76	75
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	174
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	22
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
CA-1991-061	Henderson Homes	11	11	4
CA-1991-063	Robinson Villa	12	12	6
CA-1991-064	Greenview Village Apartments	48	48	48
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	38
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	32
CA-1991-191	Childs Avenue Apartments	27	27	27
CA-1991-192	Oakdale Senior Center	80	80	80

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CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# of Occupied Tax Credit Units
CA-1991-194	Academy Village	248	50	50
CA-1992-001	Crescent Arms	186	184	186
CA-1992-002	Calexico Senior Apts.	38	38	37
CA-1992-003	Mendota Village Apts.	44	44	42
CA-1992-004	Tuolumne City Senior Apts.	30	30	29
CA-1992-005	Rohit Villas	16	7	16
CA-1992-006	Cottage Gardens Apts.	17	17	17
CA-1992-007	Monte Vista Apts.	9	9	10
CA-1992-008	Sunshine Financial Group	5	5	5
CA-1992-010	Kristine Apartments	60	60	59
CA-1992-012	Tegeler Hotel	53	53	50
CA-1992-013	Twin Pines Apts.	39	39	36
CA-1992-017	Cypress Cove	52	52	52
CA-1992-018	Laurel/Norton Inter-generational Community Apartme	41	40	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	140
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	97
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	48
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

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CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# of Occupied Tax Credit Units
CA-1992-079	Silver Birch Apts.	34	34	34
CA-1992-089	Coachella Community Homes	98	95	99
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	38
CA-1992-099	Terracina Oaks at Auburn	56	56	53
CA-1992-100	The Terraces at Capitol Park	60	60	60
CA-1992-101	Le Grand Apartments	35	35	33
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
CA-1992-119	Wheatland Meadows aka Sunset 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	32
CA-1992-139	Hismen Hin-Nu Terrace	92	92	74
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	31
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	138
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	161
CA-1992-180	Vallejo Street Senior Apts.	45	45	44
CA-1992-183	Santa Paulan Senior Apts.	150	140	149
CA-1992-186	Las Brisas	30	30	30
CA-1992-188	Windmere	50	50	46
CA-1992-190	Austin Manor Apartments	22	22	21
CA-1992-191	Plaza Hotel	27	27	24
CA-1992-192	Main Street Manor/Almond View	70	70	71
CA-1992-193	Shady Lane Apartments	34	34	32
CA-1992-194	The Shasta Hotel	80	80	73

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CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# of Occupied Tax Credit Units
CA-1992-195	Riverhouse Hotel	75	75	71
CA-1992-198	Plaza del Sol	57	57	55
CA-1992-205	The Meadows Apartments	134	134	134
CA-1992-207	Sherwood Manor	38	38	37
CA-1992-901	Altadena Vistas Apartments	22	22	22
CA-1992-904	Del Norte Place	135	27	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	52
CA-1992-909	San Paulo Apartments	382	153	152
CA-1992-910	Holly Street Village	374	75	77
CA-1992-912	Madera Villa Apts	136	28	28
CA-1993-001	Winters Senior Center Apts	38	38	36
CA-1993-003	California Apts	42	42	41
CA-1993-004	The Oaks Apartments	36	36	36
CA-1993-005	Squaw Valley Apts	33	33	33
CA-1993-008	Baker Park	98	98	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	39
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 (Ginzton Terrace)	107	107	107
CA-1993-033	The Carroll Inn	121	121	109
CA-1993-034	W. Capitol Courtyard (94-802)	50	50	49
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	176
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 Apartments	30	30	28

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CTCAC Number	Project Name	Total Units	Required #	# of Occupied
			of Tax Credit Units	Tax Credit Units
CA-1993-059	Casa Carondelet	18	18	17
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	34
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	51
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	30
CA-1993-095	Campina Court Apartments	60	60	59
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	70
CA-1993-106	Taylor Terrace	168	168	161
CA-1993-107	Rio Vista Village	86	86	68
CA-1993-108	Baldwin Apartments	40	40	40
CA-1993-109	Cypress Meadows	104	104	102
CA-1993-110	Rugby Plaza	183	183	184
CA-1993-113	Avenida Espana Gardens	83	83	83
CA-1993-117	Crescent Village	134	134	110
CA-1993-118	Plaza Maria	53	52	53
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	55
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
CA-1993-138	Sea Ranch Apartments	31	31	30

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CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# of Occupied Tax Credit Units
CA-1993-139	Filipino Community Building of Stockton	69	68	63
CA-1993-142	C. L. Dellums Apts	72	72	73
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	117
CA-1993-149	Alejandro Rivera Senior	52	52	51
CA-1993-150	Sunshine Financial Group II	14	14	14
CA-1993-154	Luisa Apartments	56	56	56
CA-1993-156	La Fenetre Apartments	50	50	44
CA-1993-157	Miranda Villa	109	109	97
CA-1993-159	Catalonia Townhomes	50	50	47
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	55
CA-1993-169	Harp Plaza	20	20	20
CA-1993-170	Casa Berendo	20	20	21
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	193
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	37
CA-1994-020	Gabreila Apartments	29	29	29
CA-1994-023	Salandini Villa	148	148	139
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
CA-1994-035	Washington Villa	12	12	12
CA-1994-035	Golden Oak Manor	50	50	50
CA-1994-036	Hollywood El Centro Apartments	88	88	87
CA-1994-037	Villa Del Norte	88	88	87
CA-1994-040	Villa Loma Apartments	344	344	334
CA-1994-041	Doreatha Mitchell Apartments	30	29	29

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CTCAC Number	Project Name	Total Units	Required #	# of Occupied
			of Tax Credit Units	Tax Credit Units
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	150
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	60	60	60
CA-1994-065	Mark Twain Senior Community 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	140
CA-1994-078	Paul Mirabile Center	175	175	175
CA-1994-079	Pensione K	130	130	128
CA-1994-080	Church Lane	22	22	19
CA-1994-081	Casa de Los R6bles	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	35
CA-1994-092	Murphys Senior Apartments	24	24	23
CA-1994-093	Lake Isabella Senior II Apartments	40	39	40
CA-1994-095	Prospect Villa III Apartments	30	29	28
CA-1994-096	Montague Apartments	28	28	26
CA-1994-100	Merrill Road Apartments	15	15	15
CA-1994-103	Terracina Apartments at Cathedral City	80	80	80
CA-1994-106	Alamar Apartments	24	24	23
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	188
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	Coming Garden Apartments	38	37	37
CA-1994-128	Mariposa Apartments	34	34	32
CA-1994-130	El Patio Community Housing Phase II	40	40	61
CA-1994-131	Midtown Gardens	205	141	141
CA-1994-134	Tyler Park Townhomes III	28	28	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

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CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# of Occupied Tax Credit Units
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	24
CA-1994-144	Gramercy Court	16	16	15
CA-1994-146	Huff Avenue Family Housing	72	72	70
CA-1994-147	Villa Florentina	13	13	11
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	28
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
CA-1994-198	Alejandro Rivera Senior Citizens Apts II	82	82	82
CA-1994-203	Adams-Congress Apartments	46	46	46
CA-1994-205	Park Meadows	140	140	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	20
CA-1994-210	The Oaks at Joiner Ranch	88	88	86
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	131
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	75
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

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CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# of Occupied Tax Credit Units
CA-1995-033	Klamath Gardens	17	17	17
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	54
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	14
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 Court	30	30	29
CA-1995-073	Sycamore Street Commons	60	60	58
CA-1995-074	Lyric Hotel	58	58	55
CA-1995-075	Plaza-Ramona Apartments	63	63	60
CA-1995-076	Washington Courtyard	90	90	88
CA-1995-077	Parkside Apartments	79	79	79
CA-1995-078	Ohlone Court Apartments	135	135	128
CA-1995-079	Santa Alicia	88	88	81
CA-1995-081	Strobridge Court Apartments	96	96	96
CA-1995-082	Figueroa Senior Housing	66	66	66
CA-1995-083	Normandie Senior Housing	75	75	75
CA-1995-086	Yerba Buena Commons	246	246	257
CA-1995-091	Rumrill Place	32	32	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
CA-1995-108	Hobson Way Family Housing/ Casa San Juan	64	64	62

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CTCAC Number	Project Name	Total Units	Required #	# of Occupied
			of Tax Credit Units	Tax Credit Units
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	73
CA-1995-123	Canoas Terrace	112	112	112
CA-1995-128	Palos Verde Apartments	32	32	30
CA-1995-131	Terracina Apartments at Laguna 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	92
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	74
CA-1995-904	Ramona Sr. Complex	44	44	44
CA-1995-907	Warwick Square Apartments	500	500	485
CA-1995-908	Amanda Park	396	208	391
CA-1995-910	Coral Wood Court Apartments	106	106	105
CA-1995-912	The Knolls Apartments	260	260	260
CA-1995-913	San Juan Capistrano Senior 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	90
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-1996-007	Waldorf Manor Apartments	51	50	43
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

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CTCAC Number	Project Name	Total Units	Required #	# of Occupied
			of Tax Credit Units	Tax Credit Units
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 addtl credits)	10	10	10
CA-1996-058	Hemet Vistas Apartments	72	72	72
CA-1996-060	Cottonwood Place Apartments	109	109	108
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	66
CA-1996-067	Astoria Place Townhomes	18	18	18
CA-1996-068	39 West Apartments	34	34	31
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
CA-1996-076	Canyon Shadows	120	120	120
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	80
CA-1996-082	Plaza Court	103	103	102
CA-1996-083	235 South Berendo Apartments	24	24	24
CA-1996-084	El Segundo Townhomes	25	25	9
CA-1996-088	Hazel Hotel	13	13	10
CA-1996-092	Regency Apartments	77	77	73
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	39
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	139
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	80
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

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CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# of Occupied Tax Credit Units
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	197
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	71
CA-1996-175	Palm Village	30	30	29
CA-1996-180	Casanova Gardens	27	27	27
CA-1996-181	Sunshine Financial Group II - Dakota	4	4	4
CA-1996-184	Blessed Rock of El Monte	137	137	135
CA-1996-186	Las Jicamas Apartments	46	46	44
CA-1996-190	California Hotel	39	39	37
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
CA-1996-206	Casa Hernandez Apartments	80	79	76
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	102
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	10
CA-1996-264	Olive Wood Apartments	68	68	64
CA-1996-267	Auburn Square Apartments	78	78	68
CA-1996-269	Quail Place Apartments	58	58	38
CA-1996-905	Brandon Place Sr. Apts	197	197	192
CA-1996-906	Siena at Renaissance (The Enclave)	637	128	127
CA-1996-907	Seasons at Ontario Gateway Plaza	80	78	80
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	77
CA-1996-911	The Edgewood Apartments	168	68	73
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	245
CA-1996-919	Kalmia Courtyards	28	28	27
CA-1996-920	Stonegate Apartments	118	118	105
CA-1996-921	Villa Savannah Apartments	138	138	116

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CTCAC Number	Project Name	Total Units	Required #	# of Occupied
			of Tax Credit Units	Tax Credit Units
CA-1996-925	The Winery Apartments	248	248	191
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	112
CA-1997-013	Casa Del Sol	80	80	77
CA-1997-016	Casa Encinas at River Heights	81	80	79
CA-1997-017	Hotel Grand Southern	71	71	72
CA-1997-027	Westside Village	80	80	76
CA-1997-034	Fedora Apartments	23	23	23
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	152
CA-1997-047	Columbia Village	80	80	78
CA-1997-048	Figueroa Court Apartments	40	40	40
CA-1997-050	The Cecil Williams Glide Community House	52	52	48
CA-1997-056	Terra Cotta Apartments	168	167	165
CA-1997-058	Casas San Miquel de Allende	37	37	37
CA-1997-059	Sycamore Park Apartments	59	58	59
CA-1997-064	Vista Nueva	30	29	30
CA-1997-073	Sequoia Street Apartments	11	11	12
CA-1997-078	Auberry Park	110	109	102
CA-1997-080	Heavenly Vison Senior Hosuing, LP	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	66
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	14
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
CA-1997-186	The Salvation Army Westwood Transitional Village	40	40	37
CA-1997-189	Minna Park Family Apartments	26	26	26
CA-1997-194	Juniper Street Apartments	14	14	14
CA-1997-200	Park Grand Apartments	62	61	61
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	70
CA-1997-508	Casa Verde Apartments	30	29	30

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CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# of Occupied Tax Credit Units
CA-1997-513	Gatewood Commons	120	118	118
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	24
CA-1997-545	Madera Family Apartments	81	74	71
CA-1997-547	Forest View Senior Apartments	60	59	60
CA-1997-551	Santa Fe Apartments	88	88	81
CA-1997-555	Oak Grove Apartments	81	80	80
CA-1997-558	The Avalon	70	66	63
CA-1997-565	Vintage Terrace Sr. Apartments	200	200	200
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	99
CA-1997-603	Cottonwood Park Apartments	77	77	65
CA-1997-604	Shingle Terrace Apartments	71	71	68
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	6
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 Promenade-I	68	52	48
CA-1997-914	The Promenade-II	78	14	16
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	160
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	132
CA-1997-929	Cordova Village	39	39	39
CA-1997-930	Park Villas Apartments	268	268	254
CA-1997-931	The Village at East Hills	258	258	0
CA-1997-932	Heritage Park Apartments	195	195	186
CA-1997-933	Parc Ridge Apartments	158	64	64
CA-1997-934	Lark Ellen Village	121	121	121
CA-1997-938	Regency Court Sr.	119	119	120
CA-1997-939	Schoolhouse Court	13	13	14
CA-1997-940	Pecan Court	25	24	25
CA-1997-941	Sierra Meadows Apartments	99	99	99
CA-1997-942	Parkside Glen Apartments	180	180	160

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CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# of Occupied Tax Credit Units
CA-1997-943	Sun Garden Plaza	147	147	147
CA-1997-944	Continental Gardens Apartments	298	298	293
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	181
CA-1997-952	Shorebreeze Apartments	119	119	120
CA-1997-953	Sonoma Court Apartments	61	56	52
CA-1997-954	Mariposa Apartments	65	65	69
CA-1997-955	Heritage Park Sr. Apartments	118	118	118
CA-1997-956	Northstar Apartments	36	36	35
CA-1997-957	Woodsong Village Apartments	111	111	109
CA-1997-958	Palm West Village	58	58	57
CA-1997-959	Renaissance Park	125	125	120
CA-1997-960	Pebble Cove Apartments	109	109	108
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	36
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	46
CA-1997-976	Woodbridge Park Apartments	77	31	29
CA-1998-001	Kennedy Estates	100	98	100
CA-1998-002	Mayur Town Homes	20	20	19
CA-1998-005	Brookside Senior Apartments	48	41	48
CA-1998-006	Truckee-Donner Senior Citizen Community	60	59	60
CA-1998-007	Portola Senior Citizen Community	50	45	50
CA-1998-008	Lincoln Senior Citizens Apartments	70	69	69
CA-1998-009	Sierra Valley Senior Citizen 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	29
CA-1998-050	Perris Park Apartments	80	79	79
CA-1998-053	Wilshire Courtyard	102	101	102
CA-1998-060	Villa Hermosa	39	39	38
CA-1998-061	Park Land Senior Apartments	23	22	23
CA-1998-063	Central Gardens I	12	12	14
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	30

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CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# of Occupied Tax Credit Units
CA-1998-087	Heritage Homes	148	146	142
CA-1998-090	The Don	56	56	57
CA-1998-096	Sycamore Village	30	29	29
CA-1998-102	Oak Tree Village	21	20	20
CA-1998-105	Terracina at Morgan Hill	72	72	72
CA-1998-110	Solano Vista Senior Apartments	96	96	94
CA-1998-117	Sommerhill Townhomes	39	39	34
CA-1998-120	Roosevelt Street Townhomes II	22	21	21
CA-1998-130	Quan Ying Senior Apartments	20	20	20
CA-1998-144	Irolo Senior Housing	47	46	*
CA-1998-145	Eugene Thomas Manor	38	37	*
CA-1998-154	Avalon-El Segundo Senior Apartments	42	41	42
CA-1998-174	Vintage Grove Senior Apartments	110	109	108
CA-1998-177	Belridge Street Apartments	12	11	12
CA-1998-179	Southern Hotel	55	53	55
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	21
CA-1998-198	Northside Commons	83	82	80
CA-1998-213	Vista Park I	83	82	79
CA-1998-214	Gateway Plaza Apartments	107	102	102
CA-1998-219	Casa del Sol	54	53	54
CA-1998-222	The Sheridan Apartments	56	56	56
CA-1998-233	Meadowview Apartments	170	168	164
CA-1998-234	Royal Heights Apartments	120	119	120
CA-1998-241	Pablo Rodriguez Plaza Apartments	81	80	81
CA-1998-259	Sycamore Walk	112	110	112
CA-1998-262	Palm Gardens Apts	51	49	22
CA-1998-507	Greenridge	34	33	34
CA-1998-517	Harris Court	20	19	16
CA-1998-524	Caliente Creek	45	45	45
CA-1998-528	Toussaint Teen Center	21	21	21
CA-1998-531	Creekside Apartments	81	80	79
CA-1998-535	Orchard Villas	82	80	82
CA-1998-537	Vintage Knolls Senior Apartments	92	92	92
CA-1998-546	Cottonwood Senior Apartments	81	80	81
CA-1998-559	Casa Garcia	14	14	13
CA-1998-565	Kailani Village	188	182	173
CA-1998-567	San Antonio Garden	65	65	64
CA-1998-570	Casablanca Apartments	200	198	140
CA-1998-594	Blythe Street Apartments	31	31	32
CA-1998-800	Benton Green Apartments	38	37	38
CA-1998-802	Bridgeport Properties I	177	175	263
CA-1998-803	Bridgeport Properties II	244	242	154
CA-1998-804	Laurel Gardens Apartments	52	51	50
CA-1998-807	Hidden Creek Apartments	130	128	126
CA-1998-812	Camden Place Apartments	35	35	35
CA-1998-816	Teresina at Lomas Verdes	440	87	82
CA-1998-820	Hookston Sr Homes	99	99	100

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CTCAC Number	Project Name	Total Units	Required #	# of Occupied
			of Tax Credit Units	Tax Credit Units
CA-1998-825	Almaden Lake Village	198	50	50
CA-1998-826	Sherman Oaks Gardens & Villas	76	31	30
CA-1998-901	Somerset Glen Apartments	160	160	161
CA-1998-902	16th Street Apartments	17	17	17
CA-1998-903	Park Glenn Apartments	150	150	146
CA-1998-904	Santa Paula Village Apartments	55	55	56
CA-1998-906	Lange Drive Family	74	74	74
CA-1998-907	The Village at 9th Apartments	240	239	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	181
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	132
CA-1998-917	Blossom River Apartments	143	143	141
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	93
CA-1998-921	Bella Vista Apartments	148	148	143
CA-1998-922	Riverside Gardens	188	188	183
CA-1998-923	El Corazon Apartments	12	11	12
CA-1998-924	The Alhambra Apartments	160	68	67
CA-1998-925	East Bluff Apartments	142	108	127
CA-1998-929	Seasons at Chino	102	102	102
CA-1998-930	Sunset Manor Apartments	148	146	142
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	135
CA-1998-938	Palms Apartments	332	332	334
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	186
CA-1998-948	Cedarbrook	70	70	47
CA-1998-949	Orangevale Apartments	64	64	63
CA-1998-954	Windmere II	58	57	54
CA-1998-955	Eureka Senior Housing	22	22	21
CA-1998-956	Mountain View Estates	145	97	97
CA-1998-958	Owl's Landing	72	71	63
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	219
CA-1998-963	Mountain View Manor Apartments	200	200	196
CA-1998-964	Liberty Village	100	98	95

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CTCAC Number	Project Name	Total Units	Required #	# of Occupied
			of Tax Credit Units	Tax Credit Units
CA-1998-966	Bouquet Canyon Senior Living	264	264	262
CA-1998-967	Orchard Gardens Apartments	62	61	61
CA-1998-968	Abajo Del Sol Senior Apartments	61	60	61
CA-1998-969	Mission Village Apartments	76	75	76
CA-1998-970	Villa Garcia (Island Village)	80	79	80
CA-1998-973	Cedar Tree Apartments	143	143	144
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	82
CA-1998-981	Stockton Terrace Apartments	80	79	77
CA-1998-984	Brizzolara Street Apartments	30	30	*
CA-1998-985	Aldea Park Apartments	49	40	38
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	72
CA-1998-991	The Arbors	60	59	60
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	68
CA-1999-009	East Canon Perdido	7	7	6
CA-1999-016	Ellis Street Apartments	25	24	21
CA-1999-017	San Martin De Porres Apartments	0	115	115
CA-1999-022	Park Plaza Senior Apartments	203	200	200
CA-1999-023	Winona Gardens Apartments	68	66	67
CA-1999-024	Martha's Village	34	34	34
CA-1999-029	Highland Village	91	89	85
CA-1999-031	Downey Senior Apartments	31	29	31
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	30
CA-1999-057	The Crossings Apartments	100	99	96
CA-1999-059	El Cerrito Townhomes	60	59	60
CA-1999-060	Wavecrest Apartments	20	19	20

Table C-1 2003

CTCAC Number	Project Name	Total Units	Required #	# of Occupied
			of Tax Credit Units	Tax Credit Units
CA-1999-062	San Pedro Commons	74	73	74
CA-1999-065	Canon Barcus Community House	48	47	48
CA-1999-067	Park William Apartments	31	30	30
CA-1999-073	Jeffrey-Lynne Apartments Phase I	200	192	0
CA-1999-080	Vista Park Senior Homes, Phase II	83	82	79
CA-1999-090	Fox Normandie Apartments	48	47	48
CA-1999-091	Vista Verde Townhomes	76	75	76
CA-1999-093	Brandon Apartments	32	31	30
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	38
CA-1999-100	Monterey Pines	324	259	233
CA-1999-105	The Hoover Hotel	50	49	50
CA-1999-106	San Andreas Farm Labor Camp	43	42	43
CA-1999-113	Italian Gardens Family Housing	148	117	111
CA-1999-116	Village Crossing Apartments	196	129	193
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	46
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	44
CA-1999-165	International Boulevard Family Housing	30	29	30
CA-1999-167	Tara Hills Garden Apartments	60	59	59
CA-1999-168	Towne Square Apartments	51	50	51
CA-1999-170	Pismo-Buchon Apartments	11	10	11
CA-1999-173	Casa de Canoga Apartments	102	101	102
CA-1999-174	Villages at Cabrillo	196	196	178
CA-1999-175	Live Oaks Garden	40	32	39
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	10
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-1999-197	Hudson Bay Apartments	80	79	79
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	36
CA-1999-233	Shadowbrook Apartments	80	79	79
CA-1999-242	Fullerton Residential Hotel	134	134	129

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CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# of Occupied Tax Credit Units
CA-1999-246	Adams City Lights	31	30	30
CA-1999-247	Piedmont & Sierra Senior Apartments	96	76	96
CA-1999-249	Willow Tree Villages	49	48	49
CA-1999-251	Orange Tree Village	21	20	20
CA-1999-256	Truckee Riverview Homes	39	38	40
CA-1999-804	Village Avante Apartments	112	110	108
CA-1999-805	Don De Dios Apartments	70	68	69
CA-1999-806	Palo Alto Gardens	156	155	156
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	246
CA-1999-820	Van Nuys Pierce Park Apartments	430	426	430
CA-1999-823	Woodside Court Apartments	129	127	122
CA-1999-824	Shadowbrook Apartments	193	191	189
CA-1999-825	Laurel Village Apartments	41	33	32
CA-1999-826	Paseo del Sol Apartments	132	130	132
CA-1999-827	Woodmark Apartments	173	171	163
CA-1999-830	Standiford Gardens AKA Emerald Pointe	249	249	228
CA-1999-834	Wildomar Senior Leisure Living	176	175	175
CA-1999-835	Saratoga Senior Apts	108	107	108
CA-1999-836	Sycamore Pointe Apts	136	135	136
CA-1999-838	Sutter Terrace	99	99	100
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	42
CA-1999-842	The Apartments at Silverado Creek	102	100	97
CA-1999-845	Watercrest Apartments	206	205	191
CA-1999-846	Thornbridge Apartments (The Gardens)	286	285	227
CA-1999-847	Baldwin Village Scattered Sites & Watson II	83	83	83
CA-1999-849	Springdale West Apartments	410	406	404
CA-1999-851	Ridgecrest Apartments	148	147	141
CA-1999-852	North Park	166	164	163
CA-1999-860	Villa Serena Apartments	132	131	132
CA-1999-861	Lion Villas Apartments	272	229	216
CA-1999-862	Miraido Apartments	109	37	41
CA-1999-863	Willow Pointe Apartments	210	208	195
CA-1999-864	Preservation I	89	87	85
CA-1999-865	Preservation II	109	104	97
CA-1999-866	Preservation III	48	44	43
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	238
CA-1999-873	Nantucket Bay	160	158	160

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CTCAC Number	Project Name	Total Units	Required #	# of Occupied
			of Tax Credit Units	Tax Credit Units
CA-1999-881	Hermitage III Senior Apartments	94	93	92
CA-1999-882	Vista Sonoma Senior Living Apartments	189	189	184
CA-1999-883	Peninsula Park Apartments	129	65	64
CA-1999-886	Papago Court / Apple Valley Apartments	48	47	44
CA-1999-889	Washington Court Family	102	101	99
CA-1999-890	Grandview Nine Apartments	62	61	*
CA-1999-892	Alegria	45	44	45
CA-1999-893	Hope Village	67	65	65
CA-1999-897	Westside Village Apartments	40	39	40
CA-1999-898	Lake Park Apartments	104	103	99
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	75
CA-1999-904	Carson Terrace	62	61	61
CA-1999-906	Emerald Glen Apartments	240	239	220
CA-1999-907	The Waterman Apartments	128	127	122
CA-1999-908	Concord-Huntington Park Apartments	162	160	160
CA-1999-916	Arbor Terrace	86	85	82
CA-1999-917	The Verandas	92	91	81
CA-1999-920	Nova Pointe I Apartments (Phase I)	156	155	208
CA-1999-921	Nova Pointe I Apartments (Phase II)	130	52	208
CA-1999-922	Village Green Apartments	184	181	184
CA-1999-923	Chelsea Gardens Apartments	120	118	118
CA-1999-924	Vintage Court Sr Apartments	125	124	125
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	16
CA-1999-929	Springwood	393	389	358
CA-1999-932	Bayview Courtyard Apts.	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	81
CA-2000-004	Casitas del Sol	36	35	35
CA-2000-005	Corona de Oro Apartments	72	71	71
CA-2000-006	Dewey Hotel	43	42	*
CA-2000-008	Jeffrey-Lynne Neighborhood Revitalization, Phase II	108	99	283
CA-2000-011	Sonya Gardens Apartments	60	59	58
CA-2000-013	Don Carlos Apartments	30	23	30
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	39
CA-2000-038	Main Street Apartments	28	27	28
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	*

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CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# of Occupied Tax Credit Units
CA-2000-075	Mountain View Townhomes	68	67	64
CA-2000-088	Avalon Terrace Nicolet	38	31	38
CA-2000-094	Arbor Park Community	75	59	70
CA-2000-095	Jamacha Glen Apartments	52	43	43
CA-2000-098	Esseff Village Apartments	51	50	46
CA-2000-099	Bayview Commons Apartments	30	29	12
CA-2000-101	Seabreeze Apartments	38	29	38
CA-2000-110	Monte Vista Gardens Family Housing	144	114	110
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-2000-124	Rancho Gardens	16	12	102
CA-2000-125	Porvenir Estates II	40	39	37
CA-2000-127	Diamond Terrace Apartments	86	64	11
CA-2000-136	Villa del Mar	48	37	36
CA-2000-139	David and June Goldware Senior Apartments	162	136	*
CA-2000-147	Richard N. Hogan Manor	51	50	50
CA-2000-149	Vineyard Apartments	65	52	64
CA-2000-150	HomeSafe Santa Clara	25	24	23
CA-2000-152	AMISTAD Apartments	49	48	0
CA-2000-156	Cottonwood Creek	40	39	39
CA-2000-158	Victory Gardens	15	15	15
CA-2000-159	Mecca Family Housing	31	30	0
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	80
CA-2000-173	Meadow Vista Apartments	72	56	69
CA-2000-180	Luis "Spud" Moreno Sr Apts (dba Victoria Manor Sr)	80	79	80
CA-2000-183	Monterey Park Senior Village	114	113	114
CA-2000-186	El Centro Senior Villas	81	80	79
CA-2000-187	The Greenery Apartments	95	94	*
CA-2000-190	West Mission Corridor Revitalization Project	120	98	98
CA-2000-191	Kimberly Park Apartments	132	104	*
CA-2000-192	Villa Paloma Senior Apartments	84	66	*
CA-2000-197	Park Terrace Apartments	80	79	80
CA-2000-198	Adeline Street Apartments	19	18	0
CA-2000-204	Season at the Grove	40	31	39
CA-2000-208	Montevista Senior Apartments	82	66	*
CA-2000-213	SOMA Studios	88	87	*
CA-2000-214	MORH I Housing	124	125	122
CA-2000-218	Northside Senior Housing	96	77	0
CA-2000-235	Comfrey Senior Living	56	44	55
CA-2000-237	Vacaville Hillside Seniors	15	12	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-2000-256	Happy Valley City Lights	70	56	55

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CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# of Occupied Tax Credit Units
CA-2000-257	Mission City Lights	46	36	36
CA-2000-259	Terracina Gold Apartments, Village 1 & 3	160	120	*
CA-2000-263	Villa La Jolla	55	54	55
CA-2000-266	Vintage Crossing Senior Apartments	161	128	*
CA-2000-800	Maplewood Apartments	79	78	78
CA-2000-801	CCBA Senior Garden	45	44	44
CA-2000-802	River's Bend Apartments	77	76	*
CA-2000-804	Pacific Palms Apartments	139	137	139
CA-2000-806	Brookhollow Apartments	188	85	85
CA-2000-807	Mission Village Terrace	84	83	84
CA-2000-808	Grace Avenue Housing	84	83	83
CA-2000-809	The Villaggio II	65	64	64
CA-2000-812	Sierra Vista Apartments	192	190	191
CA-2000-814	The Stratton Apartments (dba Mt. Aguilar Apts)	312	311	215
CA-2000-815	Canyon Rim Apartments	504	503	360
CA-2000-816	Coggins Square Apartments	87	87	82
CA-2000-818	Vista La Rosa	240	238	237
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	144
CA-2000-825	Eastridge Apartments	80	78	80
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	357
CA-2000-838	Vintage Chateau Senior Apartments	240	239	230
CA-2000-839	Southwind Court Apartments	88	68	89
CA-2000-840	Laurel Glen	128	127	128
CA-2000-841	Emerald Gardens Apartments	110	108	110
CA-2000-842	Sea Wind Apartments	91	90	90
CA-2000-843	Cobblestone Apartments	64	63	63
CA-2000-844	Park Vista Apartments	392	392	*
CA-2000-846	Woodstone Apartments	56	55	55
CA-2000-847	Silver Ridge Apartments	156	155	*
CA-2000-849	Paulin Creek Apartments	48	44	45
CA-2000-850	Misty Village Apartments	24	23	23
CA-2000-851	Las Palmas Apartments	92	69	92
CA-2000-852	Cypress Villa Apartments	72	71	70
CA-2000-853	Island Gardens Apartments	122	122	117
CA-2000-856	Tahoe Valley Townhomes	70	68	76
CA-2000-857	Santa Ana Towers	200	199	199
CA-2000-858	Main Street Plaza	110	109	110
CA-2000-859	Villa Torre Family Apartments - Phase I	103	102	0
CA-2000-861	Miramar Apartments	159	32	32
CA-2000-863	Stone Creek Apartments	120	119	117

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CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# of Occupied Tax Credit Units
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	104
CA-2000-868	Stuart Drive Apts. & Rose Garden Apts.	239	239	233
CA-2000-870	Park Glenn Senior Apartments	18	17	18
CA-2000-873	Pinecrest Apartments	24	23	24
CA-2000-874	Camara Circle Apartments	52	50	51
CA-2000-875	Villa Paseo Senior Residences	110	108	110
CA-2000-876	Le Mirador Senior Apartments	141	140	121
CA-2000-877	Sienna Senior Apartments	140	139	121
CA-2000-882	Cedar Springs Apartments	201	199	*
CA-2000-884	<i>Heritage Park at Hilltop</i>	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-2000-894	Thomas Paine Square Apartments	98	97	*
CA-2000-896	Craig Gardens	90	89	89
CA-2000-897	El Parador Senior apartments	125	124	122
CA-2000-898	La Brea Gardens	185	182	*
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	142
CA-2000-908	The Verandas Apartments	180	179	*
CA-2000-910	Runnymede Gardens	78	77	72
CA-2000-911	Homestead Park	222	209	174
CA-2000-912	Heritage Villas Senior Housing	143	142	134
CA-2000-913	Virginia Lane Apartments	91	89	91
CA-2001-001	Orchard Villas II	72	72	*
CA-2001-005	Hillside Community Apartments	71	70	*
CA-2001-006	Casa Grande Apartments	81	80	*
CA-2001-011	<i>Goshen Village</i>	64	63	63
CA-2001-012	Castelar Apartments	101	100	*
CA-2001-013	Fontana Senior Apartments	108	107	30
CA-2001-014	Milagro del Valle	46	46	*
CA-2001-018	California Villas	34	33	*
CA-2001-028	Linbrook Court	81	80	*
CA-2001-029	Mesa Family Apartments	42	41	*
CA-2001-036	Riverwood Place	148	146	*
CA-2001-037	Rivers Hotel	76	74	*
CA-2001-047	Bowen Court	20	20	*
CA-2001-048	Cascade Apartments	74	73	*
CA-2001-051	Sunrise Villa	44	43	43
CA-2001-054	West Rivertown Apartments	57	56	*

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CTCAC Number	Project Name	Total Units	Required #	# of Occupied
			of Tax Credit Units	Tax Credit Units
CA-2001-058	Bigby Villa Apartments	180	179	156
CA-2001-061	Tully Gardens	153	152	*
CA-2001-063	Tesoro Grove Apartments	106	104	*
CA-2001-101	Brawley Family Apartments	80	79	80
CA-2001-103	Hovley Gardens	163	162	*
CA-2001-104	Villa Lara Apartments	80	79	*
CA-2001-105	Calexico Family Apartments	80	79	*
CA-2001-106	Arvin Family Apartments	43	42	42
CA-2001-109	Sereno Village Apartments	125	124	*
CA-2001-120	Villas Santa Fe	81	80	*
CA-2001-121	Victory Townhomes/Evergreen Estates	76	73	42
CA-2001-124	Ladan Apartments	10	10	*
CA-2001-126	Cache Creek Apartments Homes	80	79	*
CA-2001-135	Mountain View Senior Apartments	86	84	*
CA-2001-152	Burlington City Lights	40	39	*
CA-2001-168	Deliverance Temple I & II	82	80	*
CA-2001-170	Las Flores Family Apartments	81	80	*
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	133
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	44
CA-2001-811	Vintage Shores Senior Apartments	122	120	*
CA-2001-813	Lenzen Housing	88	87	*
CA-2001-814	Tice Oaks Apartments	91	90	90
CA-2001-815	Vista Las Flores	28	27	28
CA-2001-816	Shadow Hill Apartments	82	81	*
CA-2001-817	Cobblestone Village Apartments	44	43	43
CA-2001-818	Heritage Pointe Senior Apartments	49	48	49
CA-2001-819	Torrey Del Mar Apartments	112	110	*
CA-2001-821	The Brooks House	63	62	*
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-2001-826	Vintage Zinfandel Senior Apartments	129	128	*
CA-2001-827	Monticelli Apts.	52	51	*
CA-2001-828	Quo Vadis Apartments	104	102	*
CA-2001-829	Cesar Chavez Gardens	47	46	*
CA-2001-830	Torrey Highlands Apartments	76	75	76
CA-2001-831	Hilltop Commons Apartments	324	169	169
CA-2001-832	Heninger Village Apartments	58	57	*
CA-2001-833	Riverwood Grove	71	70	*
CA-2001-834	Charter Oaks Apartments	75	74	75
CA-2001-835	1045 Mission Apartments	258	55	54
CA-2001-836	John Burns Gardens	100	99	*
CA-2001-837	RiverTown Apartments	100	99	*

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CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# of Occupied Tax Credit Units
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-2001-846	Casa Bonita Senior Apartments	80	79	*
CA-2001-847	Marina Towers Annex	57	56	57
CA-2001-849	Coronado Terrace	312	310	*
CA-2001-850	The Piedmont	198	42	*
CA-2001-851	Stanley Avenue Apartments	24	23	*
CA-2001-852	Vista Terrace Hills Apartments	262	260	258
CA-2001-853	Stone Pine Meadow	72	71	66
CA-2001-856	Ocean Beach Apartments	85	84	85
CA-2001-858	Island Village Apartments	280	280	*
CA-2001-859	Birchcrest Apartments	64	62	64
CA-2001-862	Serenity Villas	174	173	174
CA-2001-863	Tennyson West Apartments	96	94	94
CA-2001-864	Wakeham Grant Apartments	127	126	116
CA-2001-866	Rowland Heights Apartments	144	142	125
CA-2001-868	Terracina at Wildhorse	70	41	65
CA-2001-869	Terracina Gold, Village II	120	93	*
CA-2001-870	Parkside Apartments	40	39	38
CA-2001-872	El Rancho Verde Apartments	700	696	696
CA-2001-873	Plaza Manor Apartments	372	370	369
CA-2001-874	Willow Glen Senior Apartments	133	132	*
CA-2001-875	Monte Vista Gardens Senior Housing	69	68	*
CA-2001-876	Redwood Oaks Apartments	36	35	*
CA-2001-877	Community Garden Towers	333	332	332
CA-2001-878	Namiki Apartments	34	33	32
CA-2001-879	Curtis Johnson Apartments	48	47	*
CA-2001-882	Rancho Cordova Apartments	95	91	*
CA-2001-883	Arbor Square Apartments	125	124	*
CA-2001-884	Florin Meadows Apartments	244	242	*
CA-2001-885	Arlington Creek Apartments	148	120	*
CA-2001-886	Kimball Court	95	94	94
CA-2001-887	Summer Field Apartments	268	265	*
CA2001889	Autumnwood Apartments	160	158	158
CA-2001-890	Cypress Cove Apartments	200	198	198
CA-2001-893	Union Court Apartments	68	62	*
CA-2001-895	Playa del Alameda Apartments	40	39	38
CA-2001-896	La Puente Park Apartments	132	131	129
CA-2001-897	Talega Jamboree Apartments Phase I	124	123	*
CA-2001-901	Parwood Apartments	528	526	*
CA-2001-903	San Rafael Commons	83	50	50
CA-2001-908	Harbor View Villas	60	59	*
CA-2001-909	Logan Square Apartments	170	169	*
CA-2001-910	Heritage Place at Tustin	54	53	*
CA-2001-917	Park West Apartments	256	180	180
CA-2001-918	Montecito at Williams Ranch	132	130	129
CA-2001-921	Miraflores Senior Apartments	118	116	*

Table C-1 2003

CTCAC Number	Project Name	Total Units	Required #	# of Occupied
			of Tax Credit Units	Tax Credit Units
CA-2001-924	Hampton Place / Gateway Village	56	55	*
CA-2001-925	Bellflower Terrace	180	178	*
CA-2002-003	Aliso Village - Phase I	201	200	*
CA-2002-005	Apple Tree Village	125	120	*
CA-2002-028	The Brownstone Hotel	48	47	*
CA-2002-058	Whitmore Oaks Apartments	53	52	48
CA-2002-076	Churchill Downs Apartments	204	163	*
CA-2002-094	Bakersfield Family Apartments	78	77	*
CA-2002-111	Casa Puleta Apartments	54	53	*
CA-2002-246	Porterville Family Apartments	78	77	*
CA-2002-803	Lassen Apartments	81	80	81
CA-2002-810	Villa Serena at Stanford Ranch	236	235	233
CA-2002-811	Woodcreek Apartments	80	34	*
CA-2002-812	Parkway Village Apartments	120	119	*
CA-2002-814	Canyon Run Apartments	51	50	48
CA-2002-817	Phoenix Terrace Apartments	89	87	89
CA-2002-822	Bryte Gardens Apartments	108	100	*
CA-2002-824	Lilly Gardens Apartments	84	83	*
CA-2002-825	Willowbrook Apartments	72	71	*
CA-2002-826	The Oaks on Florence	63	62	*
CA-2002-827	Saratoga Senior Apartments Phase II	120	119	120
CA-2002-841	Spring Valley Apartments	60	58	47
CA-2002-848	Cameron Park Apartments	158	156	156
CA-2002-852	Quail Run Apartments	104	84	*
CA-2002-858	Rich Sorro Commons	100	99	99
CA-2002-859	Church Street Apartments	93	92	*
CA-2002-861	Seminole Gardens Apartments	60	59	*
CA-2002-863	Lake Merritt Apartments	55	54	*
CA-2002-864	Cienega Gardens Apartments	180	178	*
CA-2002-876	Walden Glen Apartments	186	185	*
CA-2002-880	Belvedere Place Apartments	26	25	*
CA-2002-892	Highland Creek Apartments	184	183	112
CA-2002-893	Villas at Hamilton Senior Apts.	129	126	*
CA-2002-896	McBride Apartments	80	78	79
CA-2002-916	The Arc Apartments	9	8	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	93
CA-2003-803	101 San Fernando Apartments	323	67	*
CA-2003-808	Town Center Apartments	75	15	*
CA-2003-810	Hollywood Palms Apartments	94	93	*
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

For 2003, 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, 2004, 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, indexed for inflation (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. Except for developments financed with proceeds of tax-exempt bonds, 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 in 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 performs feasibility analyses on every project to ensure that allocations do not exceed the amount required for project feasibility. While a project's qualified basis determines a maximum credit allocation, only the amount needed to fill the financing shortfall 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 8.1% and 3.5% rate to determine a project's initial tax credit reservation. A project's final (placed-in-service) tax credit allocation is based on actual project sources and uses of funds, the financing shortfall and the actual applicable federal rate. The rate applicable to a project is the rate published for the month each building is placed in service or in an earlier month elected by the sponsor. The allocation cannot exceed the initial reservation amount and may be reduced if an analysis determines that the maximum allowable amount would generate excess equity proceeds to the project.

Raising Equity Investment

Most credits are "sold" to corporate 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 that 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 were 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 2nd 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 2003, the Committee allocated a total of \$5.9 million in deductions to 3 such projects.