



# NEWS RELEASE

CALIFORNIA STATE TREASURER BILL LOCKYER

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## **Treasurer Lockyer Announces More Than \$470 Million in State and Federal Tax Credits for Affordable Housing Projects Across the State** *44 Projects Will Provide Housing for Seniors, Homeless, Farmworkers and Families*

SACRAMENTO – State Treasurer Bill Lockyer announced more than \$470 million in state and federal low-income housing tax credits today was allocated to California developers to construct 3,052 new affordable rental units in 44 projects throughout the state, including Los Angeles, San Francisco, Oakland, the Central Valley and Sacramento region.

The California Tax Credit Allocation Committee (CTCAC), chaired by Lockyer, approved the tax-credits. They can be used for construction or rehabilitation of low-income housing. Developers use the credits to attract investment capital to help finance their projects. For each project, state credit allocation is distributed annually for four years and federal credit annually for 10 years.

“California faces a critical shortage of affordable housing for low-income workers and their families,” said Lockyer. “Those seeking affordable housing often find no vacancy signs and long waiting lists. These credits provide the incentive and funding to get many needed housing projects off the ground and help meet the demand. I’m proud to play a part in making that happen.”

Notable projects financed by the tax credits approved today by CTCAC include:

Jack London Gateway in Oakland, which will use nearly \$13 million in federal credits to provide 60 affordable units to senior citizens; Civic Center Residence in San Francisco, allocated \$25 million in federal credits to provide 211 affordable units as a single room occupancy complex; and Oakhurst Apartments, located in Olivehurst, 35 miles north of Sacramento, which will use more than \$12 million in state and federal credits to provide 60 large-family units.

In Farmersville, just east of Visalia in the Central Valley, the Gateway Village project received more than \$12 million in state and federal credits to provide 47 units to large families and farmworkers. And New Carver Apartments in Los Angeles will use nearly \$19 million in state and federal credits to provide 95 housing units for the homeless. For a complete list of all projects awarded tax credits, visit [www.treasurer.ca.gov/ctcac](http://www.treasurer.ca.gov/ctcac).

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Both the state and federal tax credit programs impose rent and income restrictions on eligible projects. Developers must choose between two options: They can reserve, at restricted rent levels, at least 40 percent of the units for occupation by households with incomes 60 percent or less of the area's median gross household income; or they can reserve, at restricted rent levels, 20 percent of the units for occupation by households with incomes 50 percent or less of the area's median gross household income. Credits are only allocated for restricted units and projects must remain affordable for at least 30 years.

CTCAC staff also administers a program to monitor compliance by all projects that receive federal and state tax credits. Each property is inspected every three years to ensure that incomes and rents are properly restricted, and additional terms of the credit allocation are being met.

In addition to the the state and federal low-income housing tax credit programs, CTCAC administers the Farmworker Housing Assistance Program. That program provides incentives for developers to provide affordable housing solutions for California's farmworkers and their families. CTCAC also operates the Commercial Revitalization Deduction Program, which is available to businesses located in "renewal communities" that purchase, build, or renovate property for commercial use.

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