

*CALIFORNIA TAX CREDIT ALLOCATION
COMMITTEE*

2004 Annual Report



PHILIP ANGELIDES
Treasurer
State of California

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

2004 Annual Report

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

April 2005

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

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Tom Campbell, Director of Finance

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This is the annual report of the California Tax Credit Allocation Committee for the calendar year 2004 and, as such, represents development and compliance reporting for that and previous years.

EXECUTIVE SUMMARY – 2004 Program Highlights

Tax Credit Units in California Exceed 188,900

In 2004, the California Tax Credit Allocation Committee (“TCAC” or “the Committee”) allocated over \$61 million in competitive federal tax credit to 65 low-income housing projects. More than \$67 million in state credit was allocated to 22 competitive projects, while an additional \$3 million in state credit was allocated to 3 tax-exempt projects. Forty-four family projects, fourteen senior projects, two single room occupancy projects, two at-risk projects and three special needs projects received awards. A total of 4,508 additional affordable housing units will be built with the 2004 ceiling amount, bringing the total aggregate number of units in the competitive, 9% program in California to 92,613. When including tax-exempt bond financed units, the total aggregate number of units assisted with tax credits is 188,953.

Demand for Tax Credits Remains High

Applications for competitive credit received during the year totaled 137 (as compared to 199 in 2003), with 65, or 47%, receiving a tax credit allocation. The demand over supply for tax credits in 2004 was slightly lower than that of 2003, when 43% of all applications received credit allocations. This reflects an ongoing trend in California and nationally as well. Despite the new, lower ratios however, TCAC still receives many high scoring applications that it cannot fund. The total dollar amount of federal credit requested was \$129.2 million, while the amount available to allocate was \$61 million or 47% of the requested amount.

Geographic Apportionments Affect Distribution of Credit

In 1997 the Committee adopted geographic apportionments to increase the certainty that distribution of tax credits corresponds with statewide housing need. By formula, Credits are apportioned under a “fair-share” formula to areas with relative need for affordable housing, by limiting the amount of federal credits each area may consume in an allocation cycle. The formula determines the amount of credits 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 2004 geographic targets compared with the credit allocated:

TABLE 1
2004 Geographic Apportionments versus Allocations

<u>Geographic Area</u>	<u>Targeted Apportionment</u>	<u>Percent of Total Allocation</u>
Los Angeles County	33%	37%
Central	10%	13%
Alameda, Contra Costa, Marin, Napa, Solano, Sonoma Counties	10%	11%
San Diego County	10%	9%
Inland Empire	8%	6%
Orange County	8%	5%
San Mateo & Santa Clara Counties	6%	10%
Capital/Northern Area	6%	6%
Coastal California	5%	3%
San Francisco County	4%	0%
TOTAL	100%	100%

Table 1 demonstrates statewide credit distribution in relation to targeted apportionments based on the percentage of federal credit available after the holdback has been deducted from the annual federal credit ceiling and set-aside reservations for non-profit homeless assistance, rural, and special needs/SRO have been made.

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

In 2004, the Committee reserved credit for 112 projects financed with the proceeds of tax-exempt bonds, as opposed to 139 projects reserved credit in 2003. The 112 projects funded in 2004 recieved \$65,748,903 in annual federal tax credits and will produce 11,066 low-income units. In addition, three of the above 112 projects recieved \$3,248,707 in state credits.

Monitoring Activities

In 2004, the Committee conducted monitoring activities at 638 tax credit projects to fulfill of the IRS requirement that all completed tax credit developments must be inspected at least once every three years. Activities included visits to the developments for file reviews and physical inspections of the units and common areas. At least 20% of the files and units at each development were inspected. Of the 638 developments inspected, 400, or 63%, were found to have no incidents of non-compliance. The remaining 238 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 9,725 files inspected, 9,695 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 that describes the low-income status of units reserved for low-income occupancy from projects receiving allocations in previous years. Appendices A, B and C of this report contain data for 2004 as well as prior program years. Appendix D contains a summary description of the tax credit programs.

The Tax Credit Programs

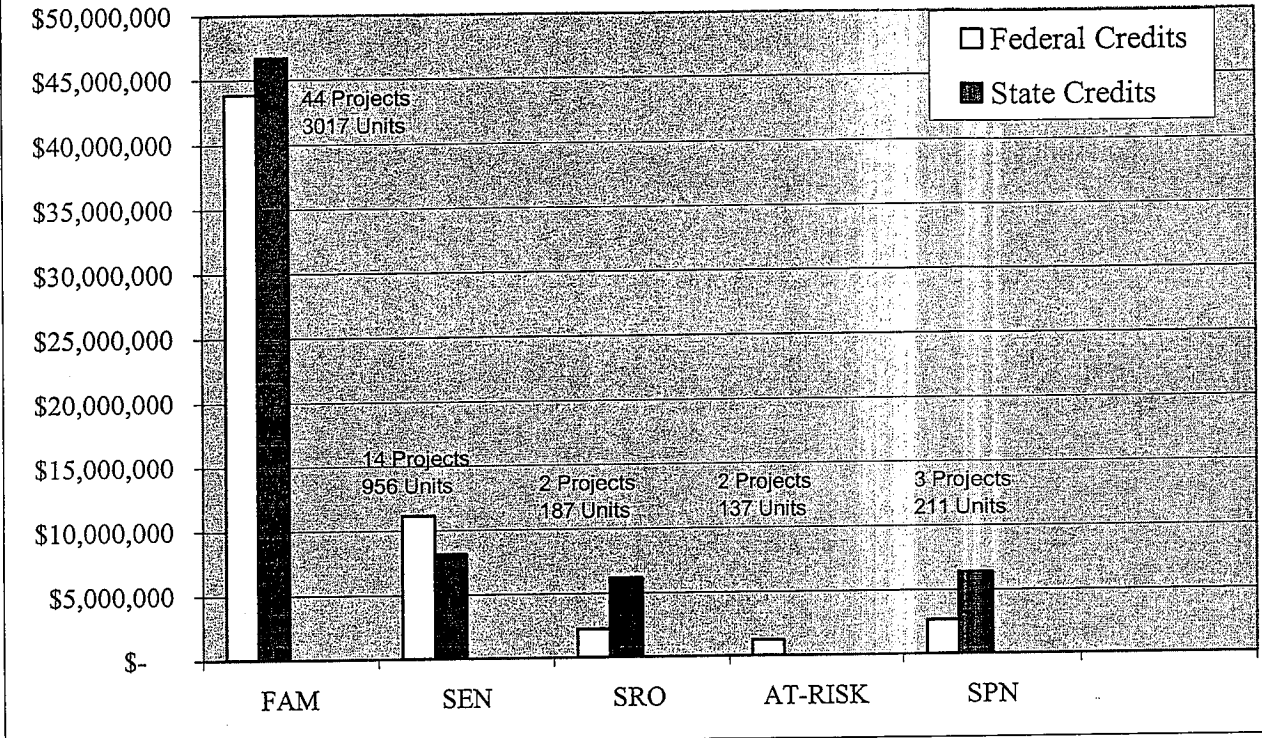
The California Health and Safety Code requires the Committee to adopt a Qualified Allocation Plan ("QAP"), as required by federal law (IRC Section 42), that specifically addresses project selection criteria. The state statute requires consideration of the following factors when allocating credit:

- (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 2004 PROGRAM

In 2004, the per capita federal credit ceiling was \$63,872,015 (or a total of \$638,720,150 of federal credits available for investors over a ten-year period). In addition to the per capita credit, this total amount included \$4,463,603 of credit returned to the Committee and \$918,183 available from the "national pool", that is, from credit of other states that is divided among states that have allocated all their credit in the preceding year.

Chart 1
2004 Tax Credit Allocations by Project Type



Applications

In 2004, applicants requested approximately \$129 million in federal credit and \$101 million in state credit, far exceeding the approximate \$68 million available in federal credit and the \$78 million available in state credit.

Table A-1 in Appendix A provides a summary listing by county of all projects allocated credit in 2004. The 2004 federal tax credits assisted 65 projects in 24 counties. State tax credits assisted 22 projects in 16 counties.

Chart 1 breaks down the 2004 allocations by housing type. Of the 65 projects that received an allocation, 44 are designed for large families (3-bedroom or larger units accounting for at least 30% of total project units), 14 are designed for seniors, 2 provide Single Room Occupancy units, 2 projects are “at risk” of conversion to market rate, and 3 are targeted for residents with special needs. The project and unit counts do not include tax-exempt bond financed projects.

Chart 2
2004 Unit Distribution by Construction Type

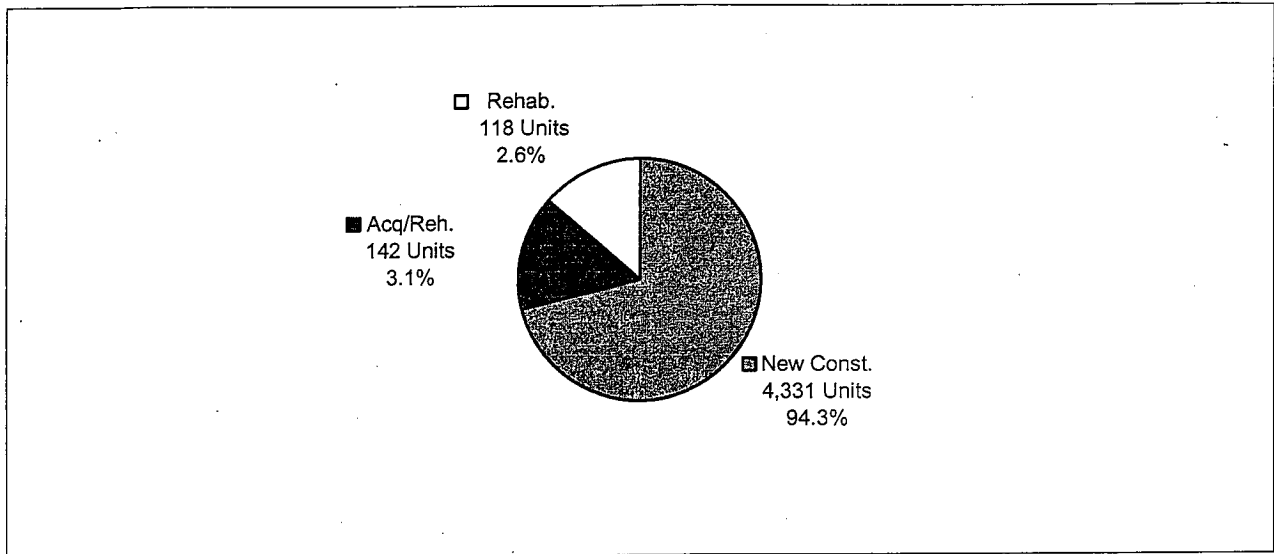


Chart 2 shows the number of 2004 units and projects by construction type, not including the tax-exempt bond financed projects. Projects awarded credit contain 4,591 total units, 4,508 of them low-income. Over 4,300 of these units will be newly constructed, and 260 existing units will be rehabilitated.

Table 2
2004 Allocations by Set-Aside

Set-Aside	Projects	Low Income Units	Federal Allocation	% of Total	State Allocation	% of Total
At-Risk	3	185	\$1,650,969	2.70%	\$0	0%
RHS	5	265	\$2,826,745	4.63%	\$10,480,342	15.54%
Nonprofit	7	488	\$6,389,085	10.47%	\$9,351,175	13.87%
Nonprofit HAA	3	154	\$1,706,679	2.80%	\$1,797,654	2.67%
Rural	11	765	\$10,064,829	16.49%	\$12,331,626	18.29%
Small Development	4	77	\$1,366,332	2.24%	\$2,495,609	3.70%
General Pool	30	2450	\$35,267,548	57.78%	\$26,407,463	39.17%
Special Needs/SRO	2	124	\$1,766,529	2.89%	\$4,559,915	6.76%
Total	65	4,508	\$61,038,716	100.00%	\$67,423,784	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 13.27% of the federal credits and 16.54% of the state credits were allocated to qualifying nonprofit sponsors, which includes the nonprofit homeless assistance apportionment set-aside. Over 20% of federal credits and of state credits available went to rural projects, which includes the RHS set-aside. Finally, 2.24% of federal credit and no state credits were awarded to small development projects.

Table 3
Credits per Unit: 1999-2004

	1999	2000	2001	2002	2003	2004
Federal Credits	\$43,349,765	\$50,672,338	\$52,078,900	\$60,302,560	\$62,194,578	\$61,038,716
State Credits	\$52,308,356	\$56,040,292	\$35,918,710	\$91,928,018	\$74,152,009*	\$67,423,784*
Federal Credits/unit	\$8,728	\$8,942	\$9,962	\$10,959	\$11,412	\$13,540
State Credits/unit	\$10,531	\$25,266	\$23,099	\$16,660	\$13,606	\$14,956

* 2003 does not include \$9,683,098 of State credits allocated to Tax-Exempt projects and 2004 does not include \$3,248,707 of State credits allocated to Tax Exempt projects.

Federal Credits-Per-Unit Increases in 2004

Table 3 summarizes data on credits-per-unit for projects allocated ceiling credit from 1999 through 2004.

III. KEY EVENTS DURING 2004

Projects Financed with Tax-exempt Bonds

In 2004, the Committee made allocations to 112 projects financed with the proceeds of tax-exempt bonds. Of these 112 projects, 3 received an allocation of state credits. These projects generated 2,262 fewer low income units than in 2003. This represents a significant portion of TCAC workload, in addition to the allocation of the 9% competitive program.

IV. PROGRAM RESULTS: 1987 THROUGH 2004

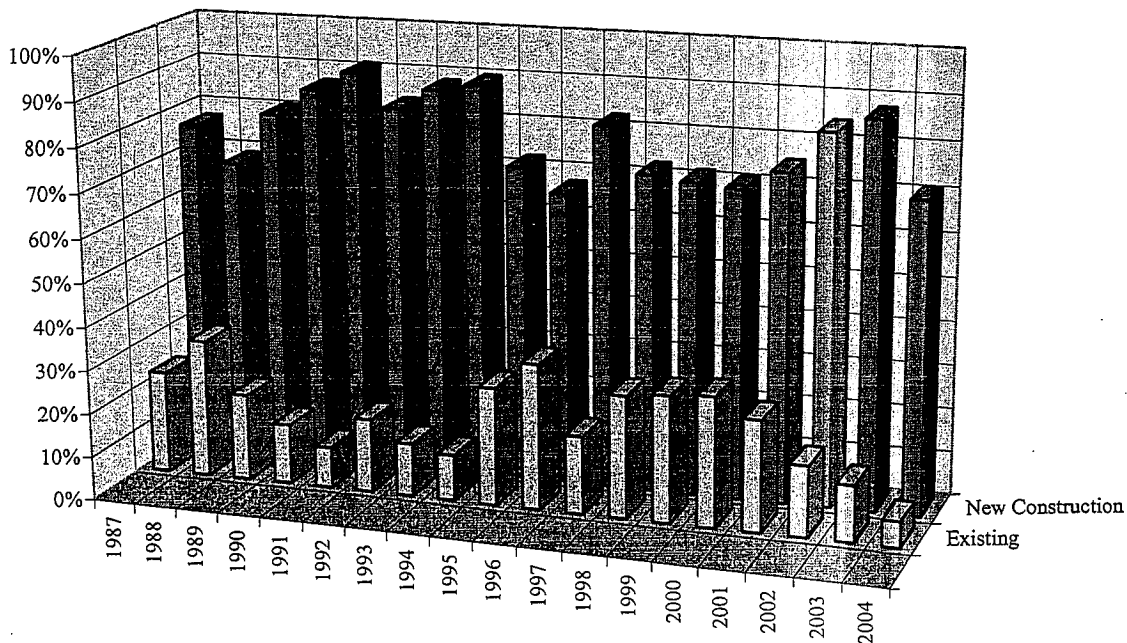
The existing portfolio of tax credit ceiling projects encompasses total annual federal allocations of \$761 million in 1,529 projects with 92,613 affordable housing units. A total of 527 of these projects used state credits totaling more than \$805 million. An additional 96,340 affordable housing units in 916 projects have received credit by financing with tax-exempt bonds, for a combined total of 188,953 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, along with other benefits they receive by owning a project.

State Credit Program Effectiveness

The demand for state credits exceeded supply by approximately 1.4 to 1. In 2004, \$70 million in state credits were allocated with a demand of over \$101 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 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 2004. The percentage of new construction projects has shown a slight increase, and far exceeds that of rehabilitation projects. In fact, rehabilitation has diminished gradually since 2000.

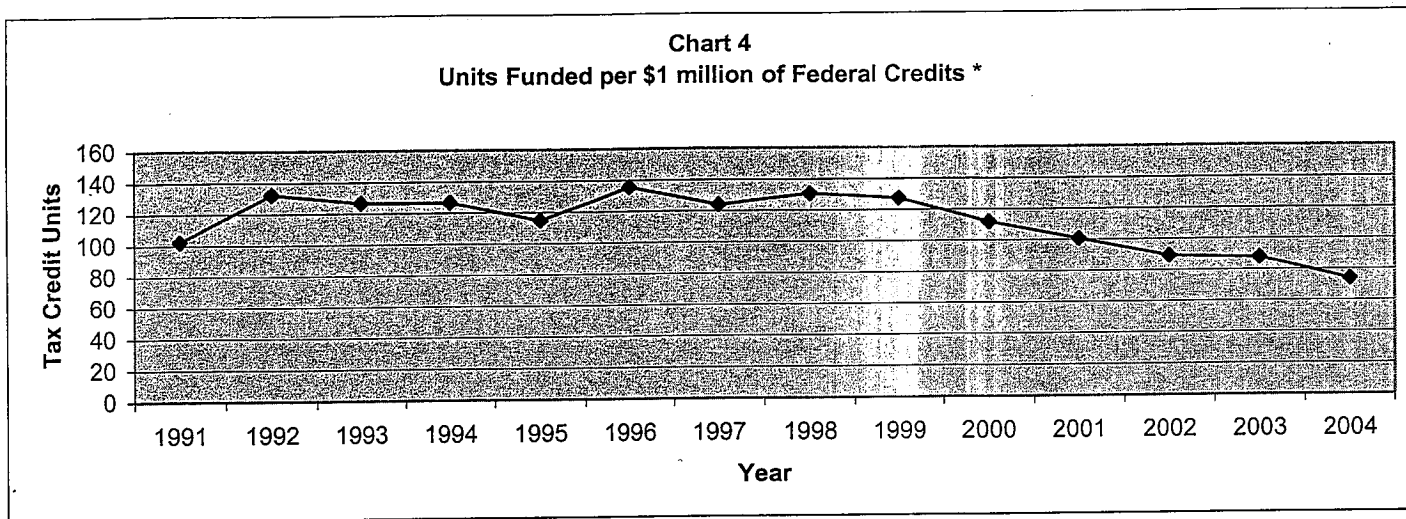


Chart 4 reflects the number of units expected to be produced per million dollars of tax credit in program years 1991 through 2004.

* 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 70 units in 2004. By geographic location, in comparison to rural projects, inner-city projects tend to be smaller and suburban projects larger. At least thirty percent of the units in Large Family projects must be 3-bedroom or larger units. Typical 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 95 units in 2004. SRO units do not have a separate bedroom; although, they may have private baths and kitchen facilities. All units must be targeted on average to households with incomes of 40% of area median. Typical 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 and drug and alcohol rehabilitation.

Senior projects are generally new construction with an average size of 69 units in 2004. Most senior projects are comprised of 1-bedroom units and are on sites within walking distance of basic services. Typical project amenities include a security call system, furnished community rooms and laundry facilities.

Special needs projects are generally small, with an average size of 71 units in 2004. 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.

Finally, 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 2004, their average size was 71 units.

Table 4
Total Number of Affordable Units by Targeted Population

Project Type	1987-1989		1990-2004		% of All Units
	Units	% of Total	Units	% of Total	
Family	6,201	42.64%	53,862	59.42%	57.10%
SRO	1,253	8.62%	11,135	12.28%	11.78%
Senior	4,589	31.55%	17,178	18.95%	20.69%
Special Needs	89	0.61%	4,424	4.88%	4.29%
Non-Targeted	2,411	16.58%	1,052	1.16%	3.29%
At-Risk	0	0.00%	3,002	3.31%	2.85%
Total	14,543	100.00%	90,653	100.00%	100.00%

Table 4 shows the number of units receiving tax credit allocations for each of the targeted categories. Since housing types were not taken into consideration under the Qualified Allocation Plan prior to 1990, the totals have been grouped by 1987-1989, and 1990-2004.

In contrast to 1987-1989 projects, projects receiving Credit since 1990 possess characteristics that meet or exceed program goals. Almost 60% of the 1990-2004 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
1990-2004

<u>Setaside</u>	<u>Projects</u>	<u>% of Total</u>	<u>Units</u>	<u>% of Total</u>
FmHA/RHS	79	6.34%	3,687	4.04%
Rural	218	17.48%	15,077	16.52%
Small Development	80	6.41%	1,110	1.22%
Nonprofit	341	27.35%	23,606	25.87%
Nonprofit HAA	40	3.21%	1,881	2.06%
General	462	37.05%	43,166	47.30%
At-Risk*	21	1.68%	2,486	2.72%
Special Needs / SRO**	6	.48%	250	.27%
Total	1247	100.00%	91,263	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 1990-2004. 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 credits are 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, 2004. 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 \$283 million and total state credit of over \$68 million have been allocated to 595 projects in Los Angeles County, which will result in over 41,000 affordable units there. Santa Clara remained the county with the second highest number of units awarded, with San Diego 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: 1987-2004

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 2,264	\$34,578,625	\$6,818,086	17 755
1988	\$34,578,750	\$16,438,953	175 5,504	\$34,578,625	\$35,461,086	67 2,545
1989	\$35,210,000	\$34,444,417	155 7,960	\$35,000,000	\$61,433,913	74 3,792
1990	\$36,328,750	\$31,399,269	84 4,592	\$35,000,000	\$28,976,550	26 1,490
1991	\$41,258,231	\$41,258,231	78 4,277	\$35,000,000	\$34,855,113	28 1,547
1992	\$63,517,994	\$63,517,994	133 8,528	\$35,000,000	\$48,699,970	29 2,183
1993	\$70,434,569	\$70,434,569	128 9,001	\$35,000,000	\$49,043,203	32 2,185
1994	\$67,113,568	\$67,113,568	122 8,612	\$35,000,000	\$47,220,796	30 2,135
1995	\$44,427,630	\$44,818,924	84 5,855	\$47,133,862	\$48,469,566	28 1,994
1996	\$46,494,200	\$47,215,733	107 6,467	\$33,599,382	\$36,006,092	30 1,718
1997	\$42,130,174	\$41,911,674	77 5,213	\$35,038,813	\$33,913,707	17 1,213
1998	\$43,688,538	\$43,688,538	86 5,757	\$51,453,018	\$50,234,029	37 2,697
1999	\$44,205,301	\$44,205,301	85 4,967	\$51,784,811	\$53,557,722	32 2,433
2000	\$50,672,338	\$50,672,338	81 5,667	\$56,684,151	\$56,040,292	32 2,218
2001	\$52,078,900	\$52,078,900	67 5,228	\$71,207,244	\$35,918,710	23 1,581
2002	\$60,302,560	\$60,302,560	68 5,518	\$105,652,910	\$91,928,018*	24 2,492
2003	\$62,194,578	\$62,194,578	86 5,450	\$83,835,107	\$83,835,107**	37 2,841
2004	\$68,362,090	\$68,362,090	65 4,508	\$78,666,648	\$74,810,332***	25 1,644

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 units, which are reflected in the number of projects and units.

*** Includes \$3,248,707 in state credit allocation to 3 tax-exempt projects with a total of 140 units, which are reflected in the number of projects and units.

Demand for Credits

In 2004, the requests for tax credits 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 2005, 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 2004. Table 6 provides data that represent allocation activities as of December 31 of the year in which the awards were 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 its projects throughout the first 15 years of the compliance period. TCAC has not addressed how the cost of monitoring its projects throughout 15 years will be paid. With the 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 2004 compliance monitoring activities. Table C-1 in Appendix C lists occupancy information received from project owners for all "placed-in-service" projects. Of the 9725 units reviewed for compliance, 30 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 2004, 238 projects were cited with notices of "non-compliance," and 400 projects were determined to have no irregularities. In total, 48 properties had findings of non-compliance that were uncorrected and reported to the IRS in 2004.

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 2004, Committee staff conducted file inspections for approximately 40.0% of projects in the portfolio. Of the 9725 files inspected, low-income tenants occupied 9695, 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 2004

BY YEAR OF ALLOCATION

	1988 -1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	Total
Projects Inspected	92	31	50	49	34	32	40	41	69	25	63	79	28	5	638
Total Units	2747	1479	3420	3878	2194	2608	2953	2800	5957	2033	6960	8067	2710	775	51235
Required Low-Income Units	2259	1479	3188	3412	2193	2607	2443	2790	5731	1791	6378	7653	2546	453	47875
Unit Files Inspected	463	301	648	690	444	528	493	565	1167	365	1299	1559	516	92	9725
Inspected Units with Low-Income Occupants	460	300	641	689	439	528	492	565	1167	363	1295	1558	508	92	9695

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

APPENDIX A

2004 ALLOCATION INFORMATION

Table A-1
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2004 9% Tax Credit Allocations by County

County	Projects	Total Units	Low Income Units	Federal Allocation	% of Fed Total	State Allocation	% of State Total
Alameda	1	57	56	\$862,750	1.41%	\$3,205,469	4.75%
Butte	1	107	106	\$1,395,494	2.29%	\$0	0.00%
Contra Costa	4	259	256	\$4,187,759	6.86%	\$984,879	1.46%
Del Norte	1	73	72	\$1,053,851	1.73%	\$0	0.00%
Fresno	5	433	426	\$5,458,769	8.94%	\$5,270,195	7.82%
Imperial	1	54	53	\$1,063,288	1.74%	\$0	0.00%
Kern	5	406	401	\$4,922,011	8.06%	\$2,631,261	3.90%
Kings	1	81	80	\$798,553	1.31%	\$2,813,802	4.17%
Los Angeles	20	1292	1267	\$17,607,912	28.85%	\$7,656,436	11.36%
Madera	1	81	80	\$764,936	1.25%	\$2,833,095	4.20%
Marin	1	41	41	\$485,366	0.80%	\$1,797,654	2.67%
Monterey	1	25	25	\$333,423	0.55%	\$0	0.00%
Orange	2	194	191	\$2,318,432	3.80%	\$8,611,748	12.77%
Riverside	3	179	176	\$2,311,503	3.79%	\$5,427,713	8.05%
Sacramento	2	164	162	\$2,497,209	4.09%	\$4,559,915	6.76%
San Bernardino	2	161	160	\$1,994,428	3.27%	\$2,370,183	3.52%
San Diego	4	257	239	\$3,939,394	6.45%	\$0	0.00%
San Francisco	1	42	41	\$535,352	0.88%	\$0	0.00%
San Luis Obsipo	1	108	107	\$1,164,300	1.91%	\$0	0.00%
San Mateo	1	74	74	\$1,313,425	2.15%	\$0	0.00%
Santa Clara	2	236	233	\$3,015,363	4.94%	\$11,168,010	16.56%
Siskiyou	2	142	140	\$1,757,524	2.88%	\$3,497,975	5.19%
Stanislaus	2	69	67	\$562,847	0.92%	\$2,022,019	3.00%
Tehama	1	56	55	\$694,827	1.14%	\$2,573,430	3.82%
24 Counties	65	4,591	4,508	\$61,038,716	100.00%	\$67,423,784	100.00%

Table A-2
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2004 9% Tax Credit Allocation by TCAC Project Number

TCAC#	Project Name	Setaside	Const. Type	Low		Federal Allocation	State Allocation	City	County
				Total Units	Income Units				
04-001	Easter Hill Apartments - Phase I-B	General Pool	NC	67	66	\$1,144,152	\$0	Richmond	Contra Costa
04-003	The Courtyard at Bay Road	General Pool	NC	74	74	\$1,313,425	\$0	East Palo Alto	San Mateo
04-004	Rainbow Apartments	NHPA	NC	89	87	\$937,147	\$0	Los Angeles	Los Angeles
04-005	Lillian Place	General Pool	NC	74	59	\$1,143,622	\$0	San Diego	San Diego
04-006	26th & Santa Monica Family Housing	Nonprofit	NC	44	43	\$792,734	\$0	Santa Monica	Los Angeles
04-007	Hercules Senior Housing	Nonprofit	NC	52	51	\$771,389	\$0	Hercules	Contra Costa
04-009	Del Rey Village	Rural / RHS 514	NC	48	47	\$508,033	\$1,881,607	Del Rey	Fresno
04-010	1424 Broadway Apartments	General Pool	NC	41	40	\$786,801	\$0	Santa Monica	Los Angeles
04-012	Willow Point Apartments	Rural / RHS 515	NC	25	24	\$146,380	\$553,065	Riverbank	Stanislaus
04-013	Talmadge Senior Village Apartments	General Pool	NC	91	90	\$1,296,283	\$0	San Diego	San Diego
04-014	Palomar Apartments	NHPA	RC	27	26	\$284,166	\$0	Hollywood	Los Angeles
04-015	Easter Hill Apartments Phase II	General Pool	NC	123	122	\$1,998,050	\$0	Richmond	Contra Costa
04-016	Pisgah Village	Nonprofit	NC	47	46	\$434,133	\$0	Los Angeles	Los Angeles
04-017	Orange Grove Gardens	General Pool	NC	38	37	\$741,116	\$0	Pasadena	Los Angeles
04-021	Desert Hot Springs Family Apartments	Rural / RHS 515	NC	60	59	\$712,569	\$2,639,145	Desert Hot Springs	Riverside
04-023	Riverview Apartments	General Pool	NC	81	80	\$1,354,479	\$0	Barstow	San Bernardino
04-024	Del Norte Point Apartments	Rural	NC	73	72	\$1,053,851	\$0	Crescent City	Del Norte
04-026	Citrus Grove Senior Apartments	Rural	NC	81	80	\$853,459	\$0	Orange Cove	Fresno
04-029	Shasta Courtyards	Rural	NC	61	60	\$779,483	\$0	Yreka	Siskiyou
04-031	Arvin Family Apartments	Rural	NC	61	60	\$820,165	\$0	Arvin	Kern
04-033	Serna Village	Special Needs	NC	84	83	\$1,231,177	\$4,559,915	Sacramento	Sacramento
04-042	Sonterra Apartments	Rural	NC	54	53	\$1,063,288	\$0	Brawley	Imperial
04-045	Casa Bella -1B	General Pool	NC	80	80	\$639,949	\$2,370,183	Victorville	San Bernardino
04-046	Casa La Paz	Rural	NC	61	60	\$846,021	\$0	Coachella	Riverside
04-049	Las Brisas Apartments	General Pool	NC	66	65	\$884,756	\$0	Los Angeles	Los Angeles
04-050	Los Abuelitos Senior Apartments	Nonprofit	NC	25	25	\$333,423	\$0	Salinas	Monterey
04-053	Hamilton Transitional Housing, Phase 2	NHPA	NC	41	41	\$485,366	\$1,797,654	Novato	Marin
04-057	Yorba Linda Family Apartments	General Pool	NC	44	43	\$652,173	\$2,464,751	Yorba Linda	Orange
04-058	Courtland Senior Apartments	General Pool	NC	108	107	\$1,164,300	\$0	Arroyo Grande	San Luis Obispo
04-059	Arbor Grove	General Pool	NC	150	149	\$1,506,745	\$0	Lancaster	Los Angeles
04-061	Harvard Heights Apartment Homes	General Pool	NC	47	47	\$690,334	\$0	Los Angeles	Los Angeles

Table A-2
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
 2004 9% Tax Credit Allocation by TCAC Project Number

TCAC#	Project Name	Setaside	Const. Type	Total Income		Federal Allocation	State Allocation	City	County
				Units	Units				
04-066	Casa Loma Family Apartments	General Pool	NC	113	112	\$1,521,984	\$0	Bakersfield	Kern
04-068	Pacific City Lights	General Pool	NC	42	41	\$860,247	\$0	Long Beach	Los Angeles
04-070	1200 Park Avenue Apartments	General Pool	NC	107	106	\$1,395,494	\$0	Chico	Butte
04-071	Los Arboles Family Apartments	Rural	NC	81	80	\$940,198	\$3,388,588	Orange Cove	Fresno
04-073	Dorado Senior Apartments	General Pool	NC	150	148	\$1,666,259	\$6,146,997	Buena Park	Orange
04-077	Crane Terrace Apartments	General Pool	NC	44	43	\$416,467	\$1,468,954	Turlock	Stanislaus
04-078	Klimm Apartments	SRO	RC	42	41	\$535,352	\$0	San Francisco	San Francisco
04-081	Comunidad 16 de Septiembre, 1965	Nonprofit	NC	150	149	\$1,564,664	\$0	Bakersfield	Kern
04-083	Sara Conner Court	Nonprofit	NC	57	56	\$862,750	\$3,205,469	Hayward	Alameda
04-084	New Dana Strand Phase 1-Garden Apts.	Nonprofit	NC	120	118	\$1,629,992	\$6,145,706	Los Angeles	Los Angeles
04-085	Temple Villas	General Pool	NC	52	51	\$733,399	\$0	Los Angeles	Los Angeles
04-086	Emerald Terrace Apartments	General Pool	NC	85	84	\$1,510,108	\$0	Los Angeles	Los Angeles
04-090	Kings Manor	Rural	NC	81	80	\$798,553	\$2,813,802	Corcoran	Kings
04-091	Vista Ridge Apartments	Rural / RHS 538	NC	56	55	\$694,827	\$2,573,430	Red Bluff	Tehama
04-092	Bella Castello at Kelly Park	General Pool	NC	88	87	\$1,351,720	\$5,006,371	San Jose	Santa Clara
04-093	Creekside Trails	General Pool	NC	50	49	\$893,559	\$0	San Diego	San Diego
04-094	Cottonwood Terrace	Small Development	NC	21	20	\$244,507	\$0	Bakersfield	Kern
04-096	Kern Villa Apartments	At Risk	RC	49	48	\$424,567	\$0	Los Angeles	Los Angeles
04-102	Cottonwood Place III	General Pool	NC	58	57	\$752,913	\$2,788,568	Moreno Valley	Riverside
04-103	Arvin II Family Apartments	Rural	NC	61	60	\$770,691	\$2,631,261	Arvin	Kern
04-104	Oakwood Apartments	Rural	NC	81	80	\$978,041	\$3,497,975	Yreka	Siskiyou
04-110	North Avenue Family Apartments	General Pool	NC	80	79	\$1,266,032	\$0	Sacramento	Sacramento
04-112	Seniors on Broadway	General Pool	NC	42	41	\$605,930	\$0	Chula Vista	San Diego
04-113	San Jose Art Ark Housing	General Pool	NC	148	146	\$1,663,643	\$6,161,639	San Jose	Santa Clara
04-117	The Village at Chowchilla	Rural / RHS 538	NC	81	80	\$764,936	\$2,833,095	Chowchilla	Madera
04-121	Flores Del Valle Apartments	General Pool	NC	146	144	\$1,922,219	\$0	Los Angeles	Los Angeles
04-130	Mansi Town Homes	Small Development	NC	21	20	\$397,227	\$1,510,730	Los Angeles	Los Angeles
04-134	Trinity Avenue Apartments	Small Development	NC	17	17	\$274,168	\$984,879	Walnut Creek	Contra Costa
04-135	La Amistad at Mendota	Rural	NC	81	80	\$1,161,079	\$0	Mendota	Fresno
04-136	Church Avenue Apartments	General Pool	NC	142	139	\$1,996,000	\$0	Fresno	Fresno
04-137	Metropolitan City Lights	General Pool	NC	65	64	\$1,395,389	\$0	Glendale	Los Angeles

Table A-2
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2004 9% Tax Credit Allocation by TCAC Project Number

TCAC#	Project Name	Setaside	Low			Federal Allocation	State Allocation	City	County
			Const. Type	Total Units	Income Units				
04-139	Valley View Apartments	Small Development	NC	21	20	\$450,430	\$0	Los Angeles	Los Angeles
04-140	Royals Apartments	At Risk	AR	115	111	\$895,904	\$0	Los Angeles	Los Angeles
04-142	Grand View Apartments	At Risk	AR	27	26	\$330,498	\$0	Los Angeles	Los Angeles
Total of 65 Projects				4,591	4,508	\$61,038,716	\$67,423,784		

Table A-3
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2004 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							
04-096	Kern Villa Apartments	48	\$424,567	\$0	Los Angeles	Los Angeles	Large Family
04-140	Royals Apartments	111	\$895,904	\$0	Los Angeles	Los Angeles	At-Risk
04-142	Grand View Apartments	26	\$330,498	\$0	Los Angeles	Los Angeles	At-Risk
	Total of 3 Projects	185	\$1,650,969	\$0			
Allocations from the General Pool							
04-001	Easter Hill Apartments - Phase I-B	66	\$1,144,152	\$0	Richmond	Contra Costa	Large Family
04-003	The Courtyard at Bay Road	74	\$1,313,425	\$0	East Palo Alto	San Mateo	Large Family
04-005	Lillian Place	59	\$1,143,622	\$0	San Diego	San Diego	Large Family
04-010	1424 Broadway Apartments	40	\$786,801	\$0	Santa Monica	Los Angeles	Large Family
04-013	Talmadge Senior Village Apartments	90	\$1,296,283	\$0	San Diego	San Diego	Senior
04-015	Easter Hill Apartments Phase II	122	\$1,998,050	\$0	Richmond	Contra Costa	Large Family
04-017	Orange Grove Gardens	37	\$741,116	\$0	Pasadena	Los Angeles	Large Family
04-023	Riverview Apartments	80	\$1,354,479	\$0	Barstow	San Bernardino	Large Family
04-045	Casa Bella -1B	80	\$639,949	\$2,370,183	Victorville	San Bernardino	Large Family
04-049	Las Brisas Apartments	65	\$884,756	\$0	Los Angeles	Los Angeles	Large Family
04-057	Yorba Linda Family Apartments	43	\$652,173	\$2,464,751	Yorba Linda	Orange	Large Family
04-058	Courtland Senior Apartments	107	\$1,164,300	\$0	Arroyo Grande	San Luis Obispo	Senior
04-059	Arbor Grove	149	\$1,506,745	\$0	Lancaster	Los Angeles	Senior
04-061	Harvard Heights Apartment Homes	47	\$690,334	\$0	Los Angeles	Los Angeles	Large Family
04-066	Casa Loma Family Apartments	112	\$1,521,984	\$0	Bakersfield	Kern	Large Family
04-068	Pacific City Lights	41	\$860,247	\$0	Long Beach	Los Angeles	Large Family
04-070	1200 Park Avenue Apartments	106	\$1,395,494	\$0	Chico	Butte	Senior
04-073	Dorado Senior Apartments	148	\$1,666,259	\$6,146,997	Buena Park	Orange	Senior
04-077	Crane Terrace Apartments	43	\$416,467	\$1,468,954	Turlock	Stanislaus	Senior
04-085	Temple Villas	51	\$733,399	\$0	Los Angeles	Los Angeles	Large Family

Table A-3
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
 2004 9% Tax Credit Allocations by Setaside

TCAC#	Project Name	Low Income Units	Federal Allocation	State Allocation	City	County	Target Population
04-086	Emerald Terrace Apartments	84	\$1,510,108	\$0	Los Angeles	Los Angeles	Large Family
04-092	Bella Castello at Kelly Park	87	\$1,351,720	\$5,006,371	San Jose	Santa Clara	Large Family
04-093	Creekside Trails	49	\$893,559	\$0	San Diego	San Diego	Large Family
04-102	Cottonwood Place III	57	\$752,913	\$2,788,568	Moreno Valley	Riverside	Large Family
04-110	North Avenue Family Apartments	79	\$1,266,032	\$0	Sacramento	Sacramento	Large Family
04-112	Seniors on Broadway	41	\$605,930	\$0	Chula Vista	San Diego	Senior
04-113	San Jose Art Ark Housing	146	\$1,663,643	\$6,161,639	San Jose	Santa Clara	Single Room
04-121	Flores Del Valle Apartments	144	\$1,922,219	\$0	Los Angeles	Los Angeles	Large Family
04-136	Church Avenue Apartments	139	\$1,996,000	\$0	Fresno	Fresno	Large Family
04-137	Metropolitan City Lights	64	\$1,395,389	\$0	Glendale	Los Angeles	Large Family
	Total of 30 Projects	2,450	\$35,267,548	\$26,407,463			
Allocations from the Nonprofit Homeless Apportionment Setaside							
04-004	Rainbow Apartments	87	\$937,147	\$0	Los Angeles	Los Angeles	Special Needs
04-014	Palomar Apartments	26	\$284,166	\$0	Hollywood	Los Angeles	Senior
04-053	Hamilton Transitional Housing, Phase 2	41	\$485,366	\$1,797,654	Novato	Marin	Special Needs
	Total of 3 Projects	154	\$1,706,679	\$1,797,654			
Allocations from the Nonprofit Setaside							
04-006	26th & Santa Monica Family Housing	43	\$792,734	\$0	Santa Monica	Los Angeles	Large Family
04-007	Hercules Senior Housing	51	\$771,389	\$0	Hercules	Contra Costa	Senior
04-016	Pisgah Village	46	\$434,133	\$0	Los Angeles	Los Angeles	Senior
04-050	Los Abuelitos Senior Apartments	25	\$333,423	\$0	Salinas	Monterey	Senior
04-081	Comunidad 16 de Septiembre, 1965	149	\$1,564,664	\$0	Bakersfield	Kern	Large Family
04-083	Sara Conner Court	56	\$862,750	\$3,205,469	Hayward	Alameda	Large Family
04-084	New Dana Strand Phase 1-Garden Apts	118	\$1,629,992	\$6,145,706	Los Angeles	Los Angeles	Large Family
	Total of 7 Projects	488	\$6,389,085	\$9,351,175			

Table A-3
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
 2004 9% Tax Credit Allocations by Setaside

TCAC#	Project Name	Low Income			City	County	Target Population
		Units	Federal Allocation	State Allocation			
Allocations from the Rural Setaside							
04-024	Del Norte Point Apartments	72	\$1,053,851	\$0	Crescent City	Del Norte	Large Family
04-026	Citrus Grove Senior Apartments	80	\$853,459	\$0	Orange Cove	Fresno	Senior
04-029	Shasta Courtyards	60	\$779,483	\$0	Yreka	Siskiyou	Large Family
04-031	Arvin Family Apartments	60	\$820,165	\$0	Arvin	Kern	Large Family
04-042	Sonterra Apartments	53	\$1,063,288	\$0	Brawley	Imperial	Large Family
04-046	Casa La Paz	60	\$846,021	\$0	Coachella	Riverside	Large Family
04-071	Los Arboles Family Apartments	80	\$940,198	\$3,388,588	Orange Cove	Fresno	Large Family
04-090	Kings Manor	80	\$798,553	\$2,813,802	Corcoran	Kings	Large Family
04-103	Arvin II Family Apartments	60	\$770,691	\$2,631,261	Arvin	Kern	Large Family
04-104	Oakwood Apartments	80	\$978,041	\$3,497,975	Yreka	Siskiyou	Large Family
04-135	La Amistad at Mendota	80	\$1,161,079	\$0	Mendota	Fresno	Large Family
	Total of 11 Projects	765	\$10,064,829	\$12,331,626			
Allocations from the Rural / RHS Setaside							
04-009	Del Rey Village	47	\$508,033	\$1,881,607	Del Rey	Fresno	Large Family
04-012	Willow Point Apartments	24	\$146,380	\$553,065	Riverbank	Stanislaus	Senior
04-021	Desert Hot Springs Family Apartments	59	\$712,569	\$2,639,145	Desert Hot Springs	Riverside	Large Family
04-091	Vista Ridge Apartments	55	\$694,827	\$2,573,430	Red Bluff	Tehama	Large Family
04-117	The Village at Chowchilla	80	\$764,936	\$2,833,095	Chowchilla	Madera	Large Family
	Total of 5 Projects	265	\$2,826,745	\$10,480,342			
Allocations from the Small Development Setaside							
04-094	Cottonwood Terrace	20	\$244,507	\$0	Bakersfield	Kern	Senior
04-130	Mansi Town Homes	20	\$397,227	\$1,510,730	Los Angeles	Los Angeles	Large Family
04-134	Trinity Avenue Apartments	17	\$274,168	\$984,879	Walnut Creek	Contra Costa	Large Family
04-139	Valley View Apartments	20	\$450,430	\$0	Los Angeles	Los Angeles	Large Family
	Total of 4 Projects	77	\$1,366,332	\$2,495,609			

Table A-3
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
 2004 9% Tax Credit Allocations by Setaside

TCAC#	Project Name	Low Income Units	Federal Allocation	State Allocation	City	County	Target Population
Allocations from the Special Needs/SRO Setaside							
04-033	Serna Village	83	\$1,231,177	\$4,559,915	Sacramento	Sacramento	Special Needs
04-078	Klimm Apartments	41	\$535,352	\$0	San Francisco	San Francisco	Single Room
	Total of 2 Projects	124	\$1,766,529	\$4,559,915			
	Total of 65 Projects	4,508	\$61,038,716	\$67,423,784			

Table A-4
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2004 9% Tax Credit Allocations by County

TCAC#	Project Name	Low Income Units	Federal Allocation	State Allocation	City	County	Target Population
	Alameda						
CA-2004-083	Sara Conner Court	56	\$862,750	\$3,205,469	Hayward	Alameda	Large Family
	Total of 1 Project	56	\$862,750	\$3,205,469			
	Butte						
CA-2004-070	1200 Park Avenue Apartments	106	\$1,395,494	\$0	Chico	Butte	Senior
	Total of 1 Project	106	\$1,395,494	\$0			
	Contra Costa						
CA-2004-001	Easter Hill Apartments - Phase I-B	66	\$1,144,152	\$0	Richmond	Contra Costa	Large Family
CA-2004-007	Hercules Senior Housing	51	\$771,389	\$0	Hercules	Contra Costa	Senior
CA-2004-015	Easter Hill Apartments Phase II	122	\$1,998,050	\$0	Richmond	Contra Costa	Large Family
CA-2004-134	Trinity Avenue Apartments	17	\$274,168	\$984,879	Walnut Creek	Contra Costa	Large Family
	Total of 4 projects	256	\$4,187,759	\$984,879			
	Del Norte						
CA-2004-024	Del Norte Point Apartments	72	\$1,053,851	\$0	Crescent City	Del Norte	Large Family
	Total of 1 Project	72	\$1,053,851	\$0			
	Fresno						
CA-2004-009	Del Rey Village	47	\$508,033	\$1,881,607	Del Rey	Fresno	Large Family
CA-2004-026	Citrus Grove Senior Apartments	80	\$853,459	\$0	Orange Cove	Fresno	Senior
CA-2004-071	Los Arboles Family Apartments	80	\$940,198	\$3,388,588	Orange Cove	Fresno	Large Family
CA-2004-135	La Amistad at Mendota	80	\$1,161,079	\$0	Mendota	Fresno	Large Family
CA-2004-136	Church Avenue Apartments	139	\$1,996,000	\$0	Fresno	Fresno	Large Family
	Total of 5 Projects	426	\$5,458,769	\$5,270,195			
	Imperial						
CA-2004-042	Sonterra Apartments	53	\$1,063,288	\$0	Brawley	Imperial	Large Family
	Total of 1 Project	53	\$1,063,288	\$0			

Table A-4
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2004 9% Tax Credit Allocations by County

TCAC#	Project Name	Low Income Units	Federal Allocation	State Allocation	City	County	Target Population
	Kern						
CA-2004-031	Arvin Family Apartments	60	\$820,165	\$0	Arvin	Kern	Large Family
CA-2004-066	Casa Loma Family Apartments	112	\$1,521,984	\$0	Bakersfield	Kern	Large Family
CA-2004-081	Comunidad 16 de Septiembre, 1965	149	\$1,564,664	\$0	Bakersfield	Kern	Large Family
CA-2004-094	Cottonwood Terrace	20	\$244,507	\$0	Bakersfield	Kern	Senior
CA-2004-103	Arvin II Family Apartments	60	\$770,691	\$2,631,261	Arvin	Kern	Large Family
	Total of 5 Projects	401	\$4,922,011	\$2,631,261			
	Kings						
CA-2004-090	Kings Manor	80	\$798,553	\$2,813,802	Corcoran	Kings	Large Family
	Total of 1 Project	80	\$798,553	\$2,813,802			
	Los Angeles						
CA-2004-004	Rainbow Apartments	87	\$937,147	\$0	Los Angeles	Los Angeles	Special Needs
CA-2004-006	26th & Santa Monica Family Housing	43	\$792,734	\$0	Santa Monica	Los Angeles	Large Family
CA-2004-010	1424 Broadway Apartments	40	\$786,801	\$0	Santa Monica	Los Angeles	Large Family
CA-2004-014	Palomar Apartments	26	\$284,166	\$0	Hollywood	Los Angeles	Senior
CA-2004-016	Pisgah Village	46	\$434,133	\$0	Los Angeles	Los Angeles	Senior
CA-2004-017	Orange Grove Gardens	37	\$741,116	\$0	Pasadena	Los Angeles	Large Family
CA-2004-049	Las Brisas Apartments	65	\$884,756	\$0	Los Angeles	Los Angeles	Large Family
CA-2004-059	Arbor Grove	149	\$1,506,745	\$0	Lancaster	Los Angeles	Senior
CA-2004-061	Harvard Heights Apartment Homes	47	\$690,334	\$0	Los Angeles	Los Angeles	Large Family
CA-2004-068	Pacific City Lights	41	\$860,247	\$0	Long Beach	Los Angeles	Large Family
CA-2004-084	New Dana Strand 1-Garden Apts	118	\$1,629,992	\$6,145,706	Los Angeles	Los Angeles	Large Family
CA-2004-085	Temple Villas	51	\$733,399	\$0	Los Angeles	Los Angeles	Large Family
CA-2004-086	Emerald Terrace Apartments	84	\$1,510,108	\$0	Los Angeles	Los Angeles	Large Family
CA-2004-096	Kern Villa Apartments	48	\$424,567	\$0	Los Angeles	Los Angeles	Large Family
CA-2004-121	Flores Del Valle Apartments	144	\$1,922,219	\$0	Los Angeles	Los Angeles	Large Family
CA-2004-130	Mansi Town Homes	20	\$397,227	\$1,510,730	Los Angeles	Los Angeles	Large Family
CA-2004-137	Metropolitan City Lights	64	\$1,395,389	\$0	Glendale	Los Angeles	Large Family

Table A-4
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
 2004 9% Tax Credit Allocations by County

TCAC#	Project Name	Low Income Units	Federal Allocation	State Allocation	City	County	Target Population
CA-2004-139	Valley View Apartments	20	\$450,430	\$0	Los Angeles	Los Angeles	Large Family
CA-2004-140	Royals Apartments	111	\$895,904	\$0	Los Angeles	Los Angeles	At-Risk
CA-2004-142	Grand View Apartments	26	\$330,498	\$0	Los Angeles	Los Angeles	At-Risk
	Total of 20 Projects	1,267	\$17,607,912	\$7,656,436			
	Madera						
CA-2004-117	The Village at Chowchilla	80	\$764,936	\$2,833,095	Chowchilla	Madera	Large Family
	Total of 1 Project	80	\$764,936	\$2,833,095			
	Marin						
CA-2004-053	Hamilton Transitional Housing II	41	\$485,366	\$1,797,654	Novato	Marin	Special Needs
	Total of 1 Project	41	\$485,366	\$1,797,654			
	Monterey						
CA-2004-050	Los Abuelitos Senior Apartments	25	\$333,423	\$0	Salinas	Monterey	Senior
	Total of 1 Project	25	\$333,423	\$0			
	Orange						
CA-2004-057	Yorba Linda Family Apartments	43	\$652,173	\$2,464,751	Yorba Linda	Orange	Large Family
CA-2004-073	Dorado Senior Apartments	148	\$1,666,259	\$6,146,997	Buena Park	Orange	Senior
	Total of 2 Projects	191	\$2,318,432	\$8,611,748			
	Riverside						
CA-2004-021	Desert Hot Springs Family Apts	59	\$712,569	\$2,639,145	Desert Hot Springs	Riverside	Large Family
CA-2004-046	Casa La Paz	60	\$846,021	\$0	Coachella	Riverside	Large Family
CA-2004-102	Cottonwood Place III	57	\$752,913	\$2,788,568	Moreno Valley	Riverside	Large Family
	Total of 3 Projects	176	\$2,311,503	\$5,427,713			

Table A-4
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
 2004 9% Tax Credit Allocations by County

TCAC#	Project Name	Low Income Units	Federal Allocation	State Allocation	City	County	Target Population
	Sacramento						
CA-2004-033	Serna Village	83	\$1,231,177	\$4,559,915	Sacramento	Sacramento	Special Needs
CA-2004-110	North Avenue Family Apartments	79	\$1,266,032	\$0	Sacramento	Sacramento	Large Family
	Total of 2 Projects	162	\$2,497,209	\$4,559,915			
	San Bernardino						
CA-2004-023	Riverview Apartments	80	\$1,354,479	\$0	Barstow	San Bernardino	Large Family
CA-2004-045	Casa Bella -1B	80	\$639,949	\$2,370,183	Victorville	San Bernardino	Large Family
	Total of 2 Projects	160	\$1,994,428	\$2,370,183			
	San Diego						
CA-2004-005	Lillian Place	59	\$1,143,622	\$0	San Diego	San Diego	Large Family
CA-2004-013	Talmadge Senior Village Apartments	90	\$1,296,283	\$0	San Diego	San Diego	Senior
CA-2004-093	Creekside Trails	49	\$893,559	\$0	San Diego	San Diego	Large Family
CA-2004-112	Seniors on Broadway	41	\$605,930	\$0	Chula Vista	San Diego	Senior
	Total of 4 Projects	239	\$3,939,394				
	San Francisco						
CA-2004-078	Klimum Apartments	41	\$535,352	\$0	San Francisco	San Francisco	Single Room
	Total of 1 Project	41	\$535,352				
	San Luis Obispo						
CA-2004-058	Courtland Senior Apartments	107	\$1,164,300	\$0	Arroyo Grande	San Luis Obispo	Senior
	Total of 1 Project	107	\$1,164,300				
	San Mateo						
CA-2004-003	The Courtyard at Bay Road	74	\$1,313,425	\$0	East Palo Alto	San Mateo	Large Family
	Total of 1 Project	74	\$1,313,425				

Table A-4
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
 2004 9% Tax Credit Allocations by County

TCAC#	Project Name	Low Income Units	Federal Allocation	State Allocation	City	County	Target Population
	Santa Clara						
CA-2004-092	Bella Castello at Kelly Park	87	\$1,351,720	\$5,006,371	San Jose	Santa Clara	Large Family
CA-2004-113	San Jose Art Ark Housing	146	\$1,663,643	\$6,161,639	San Jose	Santa Clara	Single Room
	Total of 2 Projects	233	\$3,015,363	\$11,168,010			
	Siskiyou						
CA-2004-029	Shasta Courtyards	60	\$779,483	\$0	Yreka	Siskiyou	Large Family
CA-2004-104	Oakwood Apartments	80	\$978,041	\$3,497,975	Yreka	Siskiyou	Large Family
	Total of 2 Projects	140	\$1,757,524	\$3,497,975			
	Stanislaus						
CA-2004-012	Willow Point Apartments	24	\$146,380	\$553,065	Riverbank	Stanislaus	Senior
CA-2004-077	Crane Terrace Apartments	43	\$416,467	\$1,468,954	Turlock	Stanislaus	Senior
	Total of 2 Projects	67	\$562,847	\$2,022,019			
	Tehama						
CA-2004-091	Vista Ridge Apartments	55	\$694,827	\$2,573,430	Red Bluff	Tehama	Large Family
	Total of 1 Project	55	\$694,827	\$2,573,430			
	Total of 65 Projects	4,508	\$61,038,716	\$67,423,784			

Table A-5
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Financing Breakdown for 2004 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	Equity as % of TDC	Other Funding Sources	Other Funding as % of TDC
04-001	IB	\$13,337,600	\$0	0.00%	\$3,727,700	27.95%	\$0.84	\$9,609,900	72.05%	\$0	0.00%
04-003	The Courtyard at Bay Road	\$22,089,790	\$7,339,623	33.23%	\$3,529,000	15.98%	\$0.78	\$10,244,715	46.38%	\$976,452	4.42%
04-004	Rainbow Apartments	\$15,116,650	\$865,000	5.72%	\$5,330,000	35.26%	\$0.85	\$7,963,400	52.68%	\$958,250	6.34%
04-005	Lillian Place	\$20,496,541	\$0	0.00%	\$10,078,303	49.17%	\$0.00	\$10,178,238	49.66%	\$240,000	1.17%
04-006	26th & Santa Monica Family	\$12,425,223	\$795,121	6.40%	\$5,400,000	43.46%	\$0.79	\$6,230,102	50.14%	\$0	0.00%
04-007	Hercules Senior Housing	\$11,640,445	\$1,331,300	11.44%	\$3,205,100	27.53%	\$0.85	\$6,557,946	56.34%	\$546,099	4.69%
04-009	Del Rey Village	\$9,742,865	\$0	0.00%	\$3,703,500	38.01%	\$0.79	\$5,539,359	56.86%	\$500,000	5.13%
04-010	1424 Broadway Apartments	\$12,367,394	\$0	0.00%	\$6,179,678	49.97%	\$0.79	\$6,187,716	50.03%	\$0	0.00%
04-012	Willow Point Apartments	\$3,406,477	\$0	0.00%	\$1,914,000	56.19%	\$0.74	\$1,492,476	43.81%	\$0	0.00%
04-013	Talmadge Senior Village Apts	\$15,684,154	\$0	0.00%	\$5,729,622	36.53%	\$0.75	\$9,754,532	62.19%	\$200,000	1.28%
04-014	Palomar Apartments	\$4,998,993	\$0	0.00%	\$2,332,992	46.67%	\$0.85	\$2,340,501	46.82%	\$325,500	6.51%
04-015	Easter Hill Apartments Phase II	\$21,840,800	\$0	0.00%	\$5,225,000	23.92%	\$0.83	\$16,615,800	76.08%	\$0	0.00%
04-016	Pisgah Village	\$7,549,814	\$573,229	7.59%	\$2,935,176	38.88%	\$0.80	\$3,451,356	45.71%	\$590,053	7.82%
04-017	Orange Grove Gardens	\$10,076,999	\$817,000	8.11%	\$2,229,199	22.12%	\$0.86	\$6,384,200	63.35%	\$646,600	6.42%
04-021	Apts	\$10,691,981	\$0	0.00%	\$2,150,000	20.11%	\$0.81	\$7,935,166	74.22%	\$606,815	5.68%
04-023	Riverview Apartments	\$14,870,435	\$0	0.00%	\$3,734,604	25.11%	\$0.80	\$10,835,831	72.87%	\$300,000	2.02%
04-024	Del Norte Point Apartments	\$11,667,746	\$0	0.00%	\$2,778,096	23.81%	\$0.81	\$8,536,196	73.16%	\$353,454	3.03%
04-026	Apartments	\$9,687,237	\$0	0.00%	\$2,514,906	25.96%	\$0.79	\$6,742,331	69.60%	\$430,000	4.44%
04-029	Shasta Courtyards	\$9,688,603	\$0	0.00%	\$2,354,100	24.30%	\$0.87	\$6,757,442	69.75%	\$577,061	5.96%
04-031	Arvin Family Apartments	\$10,487,954	\$0	0.00%	\$3,377,835	32.21%	\$0.87	\$7,110,119	67.79%	\$0	0.00%
04-033	Serna Village	\$17,626,219	\$1,463,200	8.30%	\$1,330,000	7.55%	\$0.82	\$13,759,782	78.06%	\$1,073,237	6.09%
04-042	Sonterra Apartments	\$12,152,962	\$0	0.00%	\$3,143,064	25.86%	\$0.79	\$8,426,557	69.34%	\$583,341	4.80%
04-045	Casa Bella -1B	\$10,671,188	\$2,800,000	26.24%	\$0	0.00%	\$0.83	\$7,235,857	67.81%	\$635,331	5.95%
04-046	Casa La Paz	\$10,443,426	\$0	0.00%	\$2,652,247	25.40%	\$0.85	\$7,191,179	68.86%	\$600,000	5.75%
04-049	Las Brisas Apartments	\$14,126,288	\$0	0.00%	\$6,068,962	42.96%	\$0.85	\$7,520,426	53.24%	\$536,900	3.80%
04-050	Apartments	\$5,334,579	\$426,246	7.99%	\$600,000	11.25%	\$0.82	\$2,716,727	50.93%	\$1,591,606	29.84%
04-053	II	\$9,700,407	\$0	0.00%	\$2,111,796	21.77%	\$0.79	\$5,230,055	53.92%	\$2,358,556	24.31%
04-057	Apartments	\$11,185,030	\$2,630,000	23.51%	\$1,500,000	13.41%	\$0.76	\$6,829,725	61.06%	\$225,305	2.01%
04-058	Courtland Senior Apartments	\$16,091,254	\$0	0.00%	\$5,192,635	32.27%	\$0.86	\$10,011,970	62.22%	\$887,479	5.52%
04-059	Arbor Grove	\$21,164,704	\$5,500,000	25.99%	\$0	0.00%	\$0.85	\$12,807,332	60.51%	\$2,857,372	13.50%
04-061	Harvard Heights Apartment	\$10,482,525	\$1,815,000	17.31%	\$2,700,000	25.76%	\$0.82	\$5,637,839	53.78%	\$329,686	3.15%
04-066	Casa Loma Family Apartments	\$17,086,159	\$4,490,287	26.28%	\$0	0.00%	\$0.80	\$12,175,872	71.26%	\$420,000	2.46%
04-068	Pacific City Lights	\$13,640,352	\$0	0.00%	\$4,982,500	36.53%	\$0.86	\$7,398,124	54.24%	\$1,259,728	9.24%
04-070	1200 Park Avenue Apartments	\$18,241,483	\$0	0.00%	\$6,452,617	35.37%	\$0.79	\$11,022,198	60.42%	\$766,668	4.20%
04-071	Apartments	\$12,997,795	\$0	0.00%	\$3,183,920	24.50%	\$0.79	\$9,208,292	70.85%	\$605,583	4.66%

Table A-5
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Financing Breakdown for 2004 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	Equity as % of TDC	Other Funding Sources	Other Funding as % of TDC
04-073	Dorado Senior Apartments	\$27,541,408	\$0	0.00%	\$9,177,514	33.32%	\$0.75	\$17,125,436	62.18%	\$1,238,458	4.50%
04-077	Crane Terrace Apartments	\$7,334,538	\$0	0.00%	\$2,862,251	39.02%	\$0.75	\$4,214,728	57.46%	\$257,559	3.51%
04-078	Klimm Apartments	\$7,290,067	\$0	0.00%	\$2,100,459	28.81%	\$0.94	\$5,016,202	68.81%	\$173,406	2.38%
04-081	Septiembre '65	\$20,119,043	\$3,300,000	16.40%	\$2,350,000	11.68%	\$0.88	\$13,769,042	68.44%	\$700,001	3.48%
04-083	Sara Conner Court	\$19,145,050	\$2,917,000	15.24%	\$6,600,000	34.47%	\$0.87	\$9,621,031	50.25%	\$7,019	0.04%
04-084	Apts	\$27,054,821	\$0	0.00%	\$8,042,160	29.73%	\$0.87	\$18,292,337	67.61%	\$720,324	2.66%
04-085	Temple Villas	\$11,363,574	\$0	0.00%	\$5,203,022	45.79%	\$0.84	\$6,160,552	54.21%	\$0	0.00%
04-086	Emerald Terrace Apartments	\$20,228,651	\$0	0.00%	\$6,907,586	34.15%	\$0.84	\$12,659,552	62.58%	\$661,513	3.27%
04-090	Kings Manor	\$10,728,302	\$1,857,350	17.31%	\$400,000	3.73%	\$0.82	\$7,936,712	73.98%	\$534,240	4.98%
04-091	Vista Ridge Apartments	\$9,625,540	\$1,100,000	11.43%	\$1,196,031	12.43%	\$0.77	\$7,329,509	76.15%	\$0	0.00%
04-092	Bella Castello at Kelly Park	\$31,614,786	\$9,340,000	29.54%	\$5,178,500	16.38%	\$0.87	\$16,208,125	51.27%	\$888,160	2.81%
04-093	Creekside Trails	\$10,497,630	\$1,320,000	12.57%	\$1,830,000	17.43%	\$0.82	\$7,347,630	69.99%	\$0	0.00%
04-094	Cottonwood Terrace	\$2,587,115	\$0	0.00%	\$392,366	15.17%	\$0.83	\$2,041,430	78.91%	\$153,319	5.93%
04-096	Kern Villa Apartments	\$8,062,096	\$3,955,000	49.06%	\$367,500	4.56%	\$0.84	\$3,578,800	44.39%	\$160,796	1.99%
04-102	Cottonwood Place III	\$11,443,677	\$1,664,000	14.54%	\$1,663,000	14.53%	\$0.80	\$7,695,677	67.25%	\$421,000	3.68%
04-103	Arvin II Family Apartments	\$10,782,703	\$0	0.00%	\$2,326,800	21.58%	\$0.87	\$7,866,504	72.95%	\$589,399	5.47%
04-104	Oakwood Apartments	\$12,948,709	\$2,342,290	18.09%	\$300,000	2.32%	\$0.80	\$9,625,866	74.34%	\$680,553	5.26%
04-110	North Avenue Family Apts	\$14,701,728	\$3,880,880	26.40%	\$525,000	3.57%	\$0.78	\$9,875,050	67.17%	\$420,798	2.86%
04-112	Seniors on Broadway	\$6,554,360	\$1,549,451	23.64%	\$300,000	4.58%	\$0.77	\$4,671,528	71.27%	\$33,384	0.51%
04-113	San Jose Art Ark Housing	\$34,808,649	\$0	0.00%	\$11,611,852	33.36%	\$0.82	\$18,580,427	53.38%	\$4,616,370	13.26%
04-117	The Village at Chowchilla	\$10,957,978	\$2,300,000	20.99%	\$0	0.00%	\$0.78	\$8,172,381	74.58%	\$485,497	4.43%
04-121	Flores Del Valle Apartments	\$28,788,762	\$0	0.00%	\$10,768,444	37.41%	\$0.90	\$17,299,970	60.09%	\$720,348	2.50%
04-130	Mansi Town Homes	\$5,851,115	\$0	0.00%	\$1,715,543	29.32%	\$0.78	\$3,929,273	67.15%	\$206,299	3.53%
04-134	Trinity Avenue Apartments	\$6,036,519	\$0	0.00%	\$2,921,580	48.40%	\$0.86	\$2,906,251	48.14%	\$208,688	3.46%
04-135	La Amistad at Mendota	\$12,835,158	\$3,352,460	26.12%	\$0	0.00%	\$0.81	\$9,404,740	73.27%	\$77,958	0.61%
04-136	Church Avenue Apartments	\$27,690,000	\$7,074,000	25.55%	\$2,352,000	8.49%	\$0.90	\$17,964,000	64.88%	\$300,000	1.08%
04-137	Metropolitan City Lights	\$23,543,036	\$3,808,500	16.18%	\$6,190,000	26.29%	\$0.90	\$12,558,500	53.34%	\$986,036	4.19%
04-139	Valley View Apartments	\$6,219,786	\$1,530,000	24.60%	\$126,000	2.03%	\$0.88	\$3,963,786	63.73%	\$600,000	9.65%
04-140	Royals Apartments	\$14,518,808	\$4,442,851	30.60%	\$1,657,149	11.41%	\$0.88	\$7,876,071	54.25%	\$542,737	3.74%
04-142	Grand View Apartments	\$5,293,919	\$0	0.00%	\$1,388,455	26.23%	\$0.78	\$2,577,882	48.70%	\$1,327,582	25.08%
Averages		\$13,768,917	\$1,352,809	9.83%	\$3,304,612	24.00%	\$0.81	\$8,521,665	61.89%	\$610,654	4.44%
Totals		\$894,979,600	\$86,579,788		\$214,799,764			\$553,908,253		\$39,692,526	

Table A-6
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2004 Allocations for Tax Exempt Bond Financed Projects

TCAC#	Project Name	Const. Type	Total Units	Low		Federal Allocations	State Allocations	City	County
				Income Units	Units				
04-800	Antelope Senior Apartments	NC	144	144		\$562,960	\$0	Antelope	Sacramento
04-801	Marlin Cove Apartments	NC	280	56		\$373,437	\$0	Foster City	San Mateo
04-802	Broadway Square Apartments	NC	393	81		\$336,875	\$0	San Diego	San Diego
04-803	Fremont News	NC	119	49		\$354,778	\$0	Sacramento	Sacramento
04-805	Oak Village Apartments	AR	117	116		\$459,954	\$0	Oakland	Alameda
04-806	Newport Senior Apartments	NC	120	119		\$506,870	\$0	Newport Beach	Orange
04-807	Fontana III Senior Apartments	NC	93	92		\$435,180	\$0	Fontana	San Bernardino
04-808	Wilshire Vermont Station	NC	449	90		\$679,084	\$0	Los Angeles	Los Angeles
04-809	Atascadero	NC	19	19		\$106,134	\$0	Atascadero	San Luis Obispo
04-810	Spring & Encino Village Apartments	AR	96	95		\$182,307	\$0	Brawley	Imperial
04-811	Decro Long Beach Portfolio	RC	321	309		\$617,252	\$0	Long Beach	Los Angeles
04-812	Kearney Palms Senior Apts.	NC	81	80		\$320,816	\$0	Kerman	Fresno
04-813	Geneva Pointe Apartments	NC	152	91		\$518,017	\$0	Elk Grove	Sacramento
04-815	Opportunity Center of the Midpeninsula	NC	89	88		\$704,937	\$0	Palo Alto	Santa Clara
04-816	Plymouth West Apartments	AR	196	196		\$464,787	\$0	Long Beach	Los Angeles
04-817	Villa San Joaquin	AR	36	35		\$50,503	\$0	Lemoore	Kings
04-818	Hanford Senior Villas	AR	48	47		\$85,425	\$0	Hanford	Kings
04-819	Pico/Gramercy Apartments	NC	71	70		\$591,668	\$0	Los Angeles	Los Angeles
04-820	Cottonwood Court	NC	86	86		\$532,691	\$0	Bakersfield	Kern
04-821	Vintage Tower Apartments	AR	59	59		\$331,618	\$0	San Jose	Santa Clara
04-822	Via del Mar	NC	40	39		\$442,692	\$0	Watsonville	Santa Cruz
04-823	Brawley Elks Senior Apartments	NC	81	80		\$408,322	\$0	Brawley	Imperial
04-824	Brawley Gardens Apartments	NC	81	80		\$484,578	\$0	Brawley	Imperial
04-825	Heber Family Apartments	NC	81	80		\$518,259	\$0	Heber	Imperial
04-826	Murphy Ranch II	NC	38	37		\$504,160	\$0	Morgan Hill	Santa Clara
04-828	Aurora Village II	NC	140	138		\$543,639	\$0	Lancaster	Los Angeles
04-829	Valencia Gardens HOPE VI Development	NC	260	254		\$2,732,209	\$0	San Francisco	San Francisco
04-830	St. Vincent's Garden	NC	75	74		\$1,054,821	\$0	Santa Barbara	Santa Barbara
04-831	Laurel Gardens	NC	30	29		\$283,842	\$0	Fairfield	Solano
04-832	Lakeside Apartments	AR	124	122		\$595,818	\$0	Concord	Contra Costa
04-833	San Antonio Place	NC	120	118		\$758,773	\$0	Mountain View	Santa Clara

Table A-6
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2004 Allocations for Tax Exempt Bond Financed Projects

TCAC#	Project Name	Const. Type	Low			Federal Allocations	State Allocations	City	County
			Total Units	Income Units	Allocations				
04-834	Topaz/Turquoise	AR	64	63	\$337,564	\$0	Riverside	Riverside	
04-835	Coliseum Gardens - Phase I	NC	115	114	\$1,565,974	\$0	Oakland	Alameda	
04-836	Springs Village	NC	80	79	\$803,351	\$0	Sonoma	Sonoma	
04-837	Beyer Courtyard Apartments	NC	60	59	\$570,741	\$0	San Ysidro	San Diego	
04-838	Pacific Grove Senior Apartments	NC	49	48	\$420,701	\$0	Pacific Grove	Monterey	
04-839	Magnolia Park Townhomes & Apartments	NC	29	28	\$305,842	\$0	Napa	Napa	
04-840	Lincoln Corner Apartments	NC	134	104	\$669,828	\$0	Vacaville	Solano	
04-841	Bay Vista at Meadow Park	NC	220	218	\$2,320,633	\$0	Novato	Marin	
04-842	Acacia Meadows	NC	140	139	\$998,305	\$0	Sacramento	Sacramento	
04-843	Citrus Grove Apartments	AR	51	50	\$268,624	\$0	Fontana	San Bernardino	
04-844	Rancho Niguel Apartments	AR	51	51	\$257,010	\$0	Laguna Hills	Orange	
04-845	Casa Shalom	NC	30	29	\$316,171	\$0	Los Angeles	Los Angeles	
04-846	Barbizon Hotel Apartments	RC	51	50	\$504,696	\$0	Los Angeles	Los Angeles	
04-847	Woodbridge Manor	AR	165	165	\$687,665	\$0	Irvine	Orange	
04-848	Chapel Lane Senior Apartments	NC	38	38	\$187,219	\$0	Ventura	Ventura	
04-849	Harmony Creek	NC	75	74	\$415,540	\$0	Hacienda Heights	Los Angeles	
04-850	Green Valley Apartments	AR	40	39	\$175,971	\$0	Cameron Park	El Dorado	
04-851	Sierra Sunrise Senior Apartments	AR	119	117	\$378,016	\$0	Carmichael	Sacramento	
04-852	Hawaiin Gardens Apartments	AR	264	211	\$770,382	\$0	Hawaiin Gardens	Los Angeles	
04-853	Colusa Avenue Apartments	RC	38	37	\$88,173	\$0	Chowchilla	Madera	
04-854	Union Square II	AR	24	24	\$216,778	\$0	Fairfield	Solano	
04-855	Hannon Seaview Apartments	AR	133	131	\$630,861	\$0	Seaside	Monterey	
04-856	Rancho Santa Fe Village	NC	120	120	\$708,546	\$0	San Marcos	San Diego	
04-857	Ingram Preservation	AR	140	135	\$393,074	\$0	Los Angeles	Los Angeles	
04-858	Bristol Apartments	NC	102	101	\$869,141	\$0	Dixon	Solano	
04-859	Baycliff Apartments	AR	342	339	\$1,327,111	\$0	Richmond	Contra Costa	
04-860	Witmer manor Preservation Project	AR	238	238	\$531,494	\$0	Los Angeles	Los Angeles	
04-861	Mammoth Lakes Family Apartments	NC	48	47	\$443,826	\$0	Mammoth Lakes	Mono	
04-862	Pilgrim Tower North Apartments	AR	258	255	\$607,144	\$0	Pasadena	Los Angeles	
04-863	Maple Square Apartment Homes	NC	132	130	\$1,259,460	\$0	Fremont	Alameda	
04-864	Avian Glen	NC	87	85	\$893,015	\$0	Vallejo	Solano	

Table A-6
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2004 Allocations for Tax Exempt Bond Financed Projects

TCAC#	Project Name	Const. Type	Total Units	Low Income Units	Federal Allocations		State Allocations		City	County
					Allocations	Units	Allocations	Units		
04-865	Saenara Apartments	RC	139	138	\$1,089,750		\$0		Los Angeles	Los Angeles
04-866	Harvard Place	NC	40	39	\$179,543		\$0		Santa Paula	Ventura
04-867	Lincoln Court Senior Housing	NC	82	81	\$733,561		\$0		Oakland	Alameda
04-869	Delmas Park Apartments	NC	123	122	\$1,290,222		\$0		San Jose	Santa Clara
04-870	Timothy Commons	NC	32	31	\$324,042		\$0		Santa Rosa	Sonoma
04-871	Olive Grove	NC	128	126	\$1,176,974		\$0		Santa Rosa	Sonoma
04-873	Harriet Tubman Terrace Apartments	AR	91	91	\$318,270		\$0		Berkeley	Alameda
04-874	Chapel Lane Senior Apartments	NC	38	38	\$0	\$694,125			Ventura	Ventura
04-875	Casitas Del Valle	NC	40	39	\$263,931	\$980,314			Moreno Valley	Riverside
04-876	Poplar Village	NC	64	63	\$423,841	\$1,574,268			Wasco	Kern
04-877	Oroville Manor	AR	72	71	\$158,136		\$0		Oroville	Butte
04-878	Douglas Park Apartments	AR	72	71	\$169,377		\$0		Compton	Los Angeles
04-880	Sierra Madre Senior Housing Project	NC	43	45	\$293,789		\$0		Sierra Madre	Los Angeles
04-881	Sobrato Transitional Apartments	NC	60	59	\$672,331		\$0		Gilroy	Santa Clara
04-882	Phoenix Park II	NC	182	180	\$1,238,296		\$0		Sacramento	Sacramento
04-883	Marina Heights Apartments	AR	200	198	\$795,756		\$0		Pittsburg	Contra Costa
04-884	Vista Del Monte Apartments	AR	104	104	\$845,716		\$0		San Francisco	San Francisco
04-886	Broadway Family Apartments	NC	81	80	\$992,210		\$0		San Francisco	San Francisco
04-889	University Commons Affordable Housing	NC	114	113	\$813,964		\$0		San Marcos	San Diego
04-890	Plaza Senior Apartments	AR	172	171	\$303,994		\$0		El Centro	Imperial
04-891	Greenwood Village Apartments	AR	48	47	\$182,853		\$0		Sonora	Tuolumne
04-892	Jamboree West Gateway	NC	64	63	\$794,763		\$0		Long Beach	Los Angeles
04-893	Sunset Apartments	AR	36	35	\$65,539		\$0		Kerman	Fresno
04-894	Lado Del Rio Apartments	AR	42	41	\$156,939		\$0		Hollister	San Benito
04-895	Lutheran Gardens Apartments	AR	76	75	\$262,626		\$0		Compton	Los Angeles
04-896	Tuolumne Village	NC	106	105	\$727,093		\$0		Parlier	Fresno
04-897	Encore Hall Apartments	NC	104	103	\$763,074		\$0		Los Angeles	Los Angeles
04-898	College View Apartments	AR	88	87	\$243,267		\$0		Marysville	Yuba
04-899	Wyndover Apartments	AR	136	135	\$809,362		\$0		Novato	Marin
04-900	The Crossings at Madera	NC	64	63	\$459,541		\$0		Madera	Madera
04-901	San Fernando Senior Housing	NC	98	96	\$518,059		\$0		San Fernando	Los Angeles

Table A-6
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2004 Allocations for Tax Exempt Bond Financed Projects

TCAC#	Project Name	Const. Type	Total Units	Low Income		Federal Allocations	State Allocations	City	County	
				Units	Units					
04-902	Glenview Apartments	AR	71	70		\$379,855	\$0	Fremont	Alameda	
04-903	Prototypes Pomona Apartments	NC	32	32		\$379,479	\$0	Pomona	Los Angeles	
04-904	The Crossings	NC	108	108		\$819,172	\$0	San Diego	San Diego	
04-905	Tara Village Apartments	AR	170	168		\$684,723	\$0	Cypress	Orange	
04-906	Dublin Transit Center Site A-2	NC	112	111		\$1,443,601	\$0	Dublin	Alameda	
04-907	Las Flores Village	NC	100	100		\$849,905	\$0	San Marcos	San Diego	
04-909	Central Plaza Apartments	AR	112	111		\$448,030	\$0	Santa Maria	Santa Barbara	
04-910	Hastings Park Apartments	AR	242	195		\$724,480	\$0	Antelope	Sacramento	
04-911	United Senior Housing at the Eastmont Town Center	NC	61	61		\$423,840	\$0	Oakland	Alameda	
04-912	Vista Terraza Apartments	NC	123	122		\$1,031,250	\$0	San Diego	San Diego	
04-913	Noble Creek Apartments	AR	108	107		\$226,116	\$0	Beaumont	Riverside	
04-914	Lord Tennyson Apartments	AR	252	249		\$889,146	\$0	Hayward	Alameda	
04-915	Afton Place Apartments	AR	71	70		\$307,856	\$0	Los Angeles	Los Angeles	
04-916	Pacific Court	NC	44	44		\$510,046	\$0	Santa Monica	Los Angeles	
04-917	Courtyards at Cypress Grove	NC	96	95		\$1,154,747	\$0	Oakley	Contra Costa	
04-919	Golden West Tower	AR	180	178		\$954,189	\$0	Torrance	Los Angeles	
04-920	Bell Gardens Senior Apartments	NC	72	71		\$456,186	\$0	Bell Gardens	Los Angeles	
04-922	Clearlake Apartments	AR	72	71		\$158,080	\$0	Clearlake	Lake	
04-923	Heritage Oaks Apartments	AR	120	102		\$376,121	\$0	Woodland	Yolo	
Total of 112 Projects						12,361	11,066	\$65,748,903	\$3,248,707	

APPENDIX B

1987 – 2004 ALLOCATION SUMMARY

Table B-1
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
 Active Projects by County *
 1987-2004

County	Population **	% of		Projects	% of		Income Units	% of		Federal Allocation	% of		State Allocation	% of Total
		Total	Projects		Total	Units		Total	Allocation		Total	Allocation		
ALAMEDA	1,498,000	4.15%	130	5.49%	8057	4.35%	\$54,290,217	4.84%	\$38,053,898	4.80%				
AMADOR	36,850	0.10%	3	0.13%	161	0.09%	\$763,208	0.07%	\$892,896	0.11%				
BUTTE	212,700	0.59%	14	0.59%	887	0.48%	\$5,939,454	0.53%	\$1,822,722	0.23%				
CALAVERAS	43,350	0.12%	2	0.08%	59	0.03%	\$120,137	0.01%	\$475,904	0.06%				
COLUSA	20,100	0.06%	3	0.13%	133	0.07%	\$646,375	0.06%	\$2,085,409	0.26%				
CONTRA COSTA	1,003,900	2.78%	72	3.04%	7118	3.85%	\$42,658,194	3.80%	\$30,991,638	3.91%				
DEL NORTE	28,250	0.08%	3	0.13%	166	0.09%	\$1,382,420	0.12%	\$0	0.00%				
EL DORADO	168,100	0.47%	14	0.59%	1295	0.70%	\$6,759,653	0.60%	\$14,308,136	1.81%				
FRESNO	862,600	2.39%	87	3.67%	6860	3.71%	\$30,968,991	2.76%	\$24,803,133	3.13%				
GLENN	27,750	0.08%	3	0.13%	131	0.07%	\$629,494	0.06%	\$248,970	0.03%				
HUMBOLDT	130,000	0.36%	8	0.34%	289	0.16%	\$1,341,400	0.12%	\$4,344,297	0.55%				
IMPERIAL	156,600	0.43%	37	1.56%	2280	1.23%	\$14,932,605	1.33%	\$4,337,337	0.55%				
KERN	724,900	2.01%	63	2.66%	4844	2.62%	\$29,686,778	2.64%	\$39,379,930	4.97%				
KINGS	141,400	0.39%	14	0.59%	996	0.54%	\$6,087,539	0.54%	\$5,487,570	0.69%				
LAKE	63,200	0.17%	11	0.46%	489	0.26%	\$2,653,631	0.24%	\$4,352,833	0.55%				
LASSEN	34,850	0.10%	3	0.13%	90	0.05%	\$159,561	0.01%	\$435,387	0.05%				
LOS ANGELES	10,103,000	27.97%	595	25.11%	41092	22.21%	\$283,402,743	25.25%	\$68,832,626	8.69%				
MADERA	135,300	0.37%	18	0.76%	944	0.51%	\$6,359,402	0.57%	\$7,838,947	0.99%				
MARIN	250,200	0.69%	17	0.72%	1061	0.57%	\$9,156,556	0.82%	\$1,797,654	0.23%				
MARIPOSA	17,650	0.05%	4	0.17%	118	0.06%	\$247,911	0.02%	\$853,999	0.11%				
MENDOCINO	89,200	0.25%	8	0.34%	316	0.17%	\$1,168,436	0.10%	\$2,905,191	0.37%				
MERCED	232,100	0.64%	28	1.18%	1338	0.72%	\$5,837,390	0.52%	\$10,619,681	1.34%				
MONO	13,500	0.04%	2	0.08%	79	0.04%	\$789,176	0.07%	\$0	0.00%				
MONTEREY	421,400	1.17%	36	1.52%	2169	1.17%	\$15,844,725	1.41%	\$2,609,343	0.33%				
NAPA	131,600	0.36%	12	0.51%	916	0.50%	\$5,641,571	0.50%	\$13,077,683	1.65%				
NEVADA	96,100	0.27%	16	0.68%	911	0.49%	\$5,907,520	0.53%	\$4,517,333	0.57%				
ORANGE	3,017,300	8.35%	94	3.97%	11145	6.02%	\$50,171,053	4.47%	\$48,391,552	6.11%				
PLACER	292,100	0.81%	24	1.01%	2491	1.35%	\$10,263,946	0.91%	\$7,550,538	0.95%				
PLUMAS	21,100	0.06%	2	0.08%	70	0.04%	\$130,817	0.01%	\$409,588	0.05%				
RIVERSIDE	1,776,700	4.92%	108	4.56%	9340	5.05%	\$49,724,551	4.43%	\$53,564,308	6.76%				
SACRAMENTO	1,335,400	3.70%	96	4.05%	11145	6.02%	\$51,978,236	4.63%	\$76,258,569	9.63%				
SAN BENITO	57,100	0.16%	6	0.25%	198	0.11%	\$1,330,436	0.12%	\$196,916	0.02%				

Table B-1
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Active Projects by County *
1987-2004

County	Population **	% of Total		Projects	% of Total		Low Income Units	% of Total		Federal Allocation	% of Total		State Allocation	% of Total	
		%	Total		%	Total		%	Total		%	Total			
SAN BERNARDINO	1,886,500	5.22%	42	1.77%	4382	2.37%	\$23,178,393	2.07%	\$43,423,179	5.48%					
SAN DIEGO	3,017,200	8.35%	144	6.08%	14449	7.81%	\$76,497,791	6.82%	\$30,026,328	3.79%					
SAN FRANCISCO	792,700	2.19%	89	3.76%	7761	4.19%	\$74,650,290	6.65%	\$23,760,618	3.00%					
SAN JOAQUIN	630,600	1.75%	29	1.22%	2003	1.08%	\$9,478,436	0.84%	\$21,141,998	2.67%					
SAN LUIS OBISPO	258,200	0.71%	19	0.80%	619	0.33%	\$5,308,483	0.47%	\$2,721,474	0.34%					
SAN MATEO	712,400	1.97%	32	1.35%	1682	0.91%	\$15,190,703	1.35%	\$4,971,679	0.63%					
SANTA BARBARA	414,800	1.15%	32	1.35%	2160	1.17%	\$13,347,650	1.19%	\$5,045,130	0.64%					
SANTA CLARA	1,731,400	4.79%	151	6.37%	15365	8.30%	\$101,608,605	9.05%	\$89,107,320	11.25%					
SANTA CRUZ	260,200	0.72%	25	1.05%	1315	0.71%	\$10,773,791	0.96%	\$3,727,729	0.47%					
SHASTA	175,700	0.49%	14	0.59%	831	0.45%	\$4,042,719	0.36%	\$12,570,255	1.59%					
SIERRA	3,520	0.01%	1	0.04%	48	0.03%	\$84,205	0.01%	\$0	0.00%					
SISKIYOU	44,850	0.12%	4	0.17%	204	0.11%	\$1,902,233	0.17%	\$4,037,971	0.51%					
SOLANO	416,500	1.15%	32	1.35%	2839	1.53%	\$13,687,794	1.22%	\$4,595,644	0.58%					
SONOMA	472,700	1.31%	56	2.36%	3743	2.02%	\$25,942,918	2.31%	\$6,892,916	0.87%					
STANISLAUS	491,900	1.36%	19	0.80%	1407	0.76%	\$5,735,931	0.51%	\$11,599,250	1.46%					
SUTTER	85,500	0.24%	2	0.08%	93	0.05%	\$464,267	0.04%	\$1,661,812	0.21%					
TEHAMA	58,700	0.16%	7	0.30%	319	0.17%	\$1,824,835	0.16%	\$5,309,204	0.67%					
TRINITY	13,450	0.04%	2	0.08%	64	0.03%	\$127,752	0.01%	\$969,996	0.12%					
TULARE	396,800	1.10%	48	2.03%	2209	1.19%	\$11,513,671	1.03%	\$19,781,195	2.50%					
TUOLUMNE	56,900	0.16%	10	0.42%	529	0.29%	\$2,957,279	0.26%	\$2,835,550	0.36%					
VENTURA	802,400	2.22%	45	1.90%	3676	1.99%	\$16,980,945	1.51%	\$10,697,172	1.35%					
YOLO	184,500	0.51%	29	1.22%	1766	0.95%	\$8,675,842	0.77%	\$11,750,213	1.48%					
YUBA	64,800	0.18%	5	0.21%	378	0.20%	\$1,448,028	0.13%	\$3,958,342	0.50%					
Totals	36,114,520	100.00%	2,370	100.00%	185,030	100.00%	\$1,122,396,687	100.00%	\$792,028,963	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 2005

APPENDIX C

*1987 – 2004 COMPLIANCE REPORT
OCCUPANCY DATE*

Table C-1 2004

CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# Of Occupied Tax Credit Units
CA-1989-000	MacArthur Park Towers	183	183	181
CA-1989-005	Casa Guadalupe	22	22	22
CA-1989-020	New Palace Hotel	80	80	80
CA-1989-025	Point Arena Village Apts.	26	26	24
CA-1989-027	Calexico Village Apts.	36	36	34
CA-1989-039	Clearlake Village	35	35	33
CA-1989-043	Duane Heights	14	14	4
CA-1989-044	Alta Vista Apts.	42	42	41
CA-1989-048	Niland Apts.	38	38	38
CA-1989-049	Mecca Apts.	54	54	51
CA-1989-051	Hudson Park II Apts	42	42	41
CA-1989-054	Rosenburg Building	77	76	76
CA-1989-055	East Garden Apartments	51	51	49
CA-1989-056	Woodlake Garden Apts.	48	48	41
CA-1989-060	Bixel House	77	77	66
CA-1989-064	Centennial Place	144	144	137
CA-1989-065	Mercy Family Plaza	36	36	36
CA-1989-067	Redondo Apartments II	32	32	32
CA-1989-077	Mission Capp Apartments (Leandro Soto Apts.)	48	48	46
CA-1989-078	2020-30 Cloverfield Boulevard	32	32	24
CA-1989-079	Rotary Haciendas Senior Housing	81	81	81
CA-1989-080	California Hotel	150	133	133
CA-1989-088	Ridgeview Commons	200	200	200
CA-1989-090	Haven Park Partners IV	12	12	12
CA-1989-091	Haven Park Partners III	15	15	15
CA-1989-092	Cloverdale Garden Apts.	34	34	33
CA-1989-094	San Jacinto Village Apts.	38	38	38
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	61
CA-1989-118	Baywood Apts.	82	82	79
CA-1989-119	The Woodlands	23	23	21
CA-1989-125	Slim Jenkins Court	32	13	13
CA-1989-126	San Antonio Terrace	23	11	11
CA-1989-127	Rio Dell Terrace Apts.	24	24	24
CA-1989-128	Tipton Terrace Apts. (90-115)	34	34	31
CA-1989-129	Chowchilla Terrace Apts.	37	37	37
CA-1989-131	Fitch Mountain Terrace II	20	20	19
CA-1989-133	Westminster Park Plaza Apartments	130	130	124
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	35
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-1989-163	William Byron Rumford Plaza	43	19	19
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	70
CA-1989-177	Knights Landing Harbor Apartments	26	24	24

Table C-1 2004

CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# Of Occupied Tax Credit Units
CA-1989-183	Ukiah Terrace	32	32	32
CA-1989-199	Hacienda Villa	120	120	116
CA-1989-212	Tehachapi Senior Manor II	44	44	41
CA-1989-223	Pacific Meadows	200	146	146
CA-1989-224	Van Dyck Estates	16	16	16
CA-1989-228	Cambridge Hotel	60	60	56
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	37
CA-1989-243	Grand Plaza	302	302	301
CA-1989-257	Ward Hotel	72	72	72
CA-1989-258	Annex Hotel (Angelus Inn)	31	31	30
CA-1989-276	Thousand Palms Phase II	1	1	1
CA-1989-279	Tres Palmas Village (90-001)	55	55	55
CA-1989-304	Midland Manor Apts.	40	40	39
CA-1989-328	Thousand Palms Phase III Lot 33	1	1	1
CA-1989-330	Shangi La Palms 61	1	1	1
CA-1989-335	Thousand Palms Phase 3 Lot 242	1	1	1
CA-1989-345	Tudor Grove	144	144	144
CA-1990-002	Newport Village Apartments	40	40	33
CA-1990-011	Villa Los Robles	8	8	8
CA-1990-012	Casa Loma Apartments	110	110	104
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	229
CA-1990-030	The Willows	20	20	20
CA-1990-031	The Redwoods	24	24	22
CA-1990-032	Wheeler Manor	109	109	97
CA-1990-034	Dunning Apartments	26	24	24
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	Corcoran Garden Apartments	38	38	38
CA-1990-058	Valley Ridge Senior Apartments	38	38	37
CA-1990-059	Crescent City Senior Apartments	38	38	36
CA-1990-060	Nevada City Senior Apartments	60	60	60
CA-1990-061	Vintage West Apartments	55	55	54
CA-1990-062	San Jacinto Senior Apartments	46	46	46
CA-1990-066	Hendley Circle Apartments	27	27	27
CA-1990-068	Greenwood-17th Street	7	5	5
CA-1990-076	Foxcreek	36	34	34
CA-1990-078	Villa San Ramon	120	24	24
CA-1990-079	Greenwood/Berkeley	7	5	5
CA-1990-081	Heather Glen	62	62	59
CA-1990-086	Caulfield Lane Apartments	22	22	22
CA-1990-094	Fourth Street Apartments	44	44	42

Table C-1 2004

CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# Of Occupied Tax Credit Units
CA-1990-096	Greenwood/15th Street	9	8	8
CA-1990-097	Garcia Apartments	7	6	6
CA-1990-099	Green Valley Apartments	28	28	27
CA-1990-101	Embarcadero Triangle	177	167	167
CA-1990-103	Rohlf's Manor	213	213	199
CA-1990-107	Santana Apartments	30	30	24
CA-1990-108	James Lee Court	26	26	26
CA-1990-109	Lake Isabella Senior Apartments	46	46	45
CA-1990-110	Earlimart Senior Apartments	35	35	35
CA-1990-111	San Joaquin Senior Apartments	20	20	19
CA-1990-112	San Joaquin Apartments	38	38	38
CA-1990-113	Westwood Senior Apartments	24	24	20
CA-1990-116	Prospect Villa II Apartments	42	42	42
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	12
CA-1990-132	Drasnin Manor	26	26	24
CA-1990-136	Kenneth Henry Court	51	51	50
CA-1990-137	Yucca Warren Vista Apartments	50	50	49
CA-1990-138	Blackberry Oaks Apartments	42	42	41
CA-1990-140	Almond Garden Family	31	30	29
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	38
CA-1990-148	Phoenix House	156	156	156
CA-1990-149	Harmony Gate	70	70	70
CA-1990-150	Susanne B. Wilson Residence	63	63	11
CA-1990-151	Centertown Apartments	60	60	58
CA-1990-153	Connecticut Street Court	10	10	9
CA-1990-154	Steamboat Point Apartments	108	108	108
CA-1990-156	Padre Palou Apartments	18	17	17
CA-1990-157	Villa Santa Clara	30	30	30
CA-1990-159	Hunt's Grove Apartments	56	56	56
CA-1990-160	The Carquinez	35	35	31
CA-1990-171	Sierra Meadows	220	44	44
CA-1990-172	Sierra Ridge	180	36	36
CA-1990-173	Portola Meadows	176	36	33
CA-1990-175	Mira Vista Village	304	58	58
CA-1990-176	Century Place Apartments	306	62	62
CA-1990-177	Rosewood Park/Willow Glen	36	36	33
CA-1991-004	Shaheen/Shehab	10	10	8
CA-1991-005	Villa La Posada	42	42	42
CA-1991-006	Shangri La Palms, Phase IV	17	17	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	61
CA-1991-014	Stoney Creek Apartments	69	69	61
CA-1991-015	Washington Creek Apartments	32	31	31
CA-1991-020	El Centro	44	44	44
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
CA-1991-026	East of Eaton	76	76	76
CA-1991-027	Coyote Run Apartments	140	140	138

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CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# Of Occupied Tax Credit Units
CA-1991-028	Del Carlo Court	25	25	24
CA-1991-029	Turk Street Apartments	175	122	122
CA-1991-031	111 Jones Street Apartments	108	107	106
CA-1991-032	La Gema Del Barrio	6	6	6
CA-1991-038	Eleventh Avenue Apartments	22	13	13
CA-1991-046	Tierra Del Vista Apartments	54	54	53
CA-1991-049	Villa Del Rey Apartments	36	36	7
CA-1991-051	Village Park	50	50	46
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	32
CA-1991-078	Rancho Park	54	54	46
CA-1991-081	Santa Familia	79	79	76
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	61
CA-1991-085	Sharmon Palms	24	24	24
CA-1991-088	Tower Apartments	50	50	50
CA-1991-090	Stonebridge	80	79	79
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	13	12	12
CA-1991-108	La Playa	8	8	8
CA-1991-109	Santa Fe Townhomes	31	31	29
CA-1991-128	Sage Wood Manor	65	65	65
CA-1991-133	Park Village Apartments	28	28	28
CA-1991-134	Raitt Street Apartments	6	6	6
CA-1991-137	San Felipe Homes	20	20	20
CA-1991-139	Terracina Apartments at Elk Grove	124	124	120
CA-1991-150	Jamestown Terrace	56	56	55
CA-1991-169	Dinuba Manor	24	24	24
CA-1991-171	San Pablo Suites	43	43	36
CA-1991-173	Norwood Estates	44	44	42
CA-1991-175	Pinewood Manor Apartments	26	26	24
CA-1991-177	Gridley Springs II	24	24	24
CA-1991-180	Bakersfield Arms	88	88	86
CA-1991-185	Willowbrook Apartments	80	16	16
CA-1991-186	Cottonwood Grove	150	30	30
CA-1991-187	Sequoia Knolls	52	20	20
CA-1991-189	Meadow Glen	42	9	9
CA-1991-191	Childs Avenue Apartments	27	27	27
CA-1991-192	Oakdale Senior Center	80	80	80
CA-1991-194	Academy Village	248	50	50
CA-1992-001	Crescent Arms	186	184	184
CA-1992-002	Calexico Senior Apts.	38	38	38
CA-1992-003	Mendota Village Apts.	44	44	44
CA-1992-004	Tuolumne City Senior Apts.	30	30	29
CA-1992-005	Rohit Villas	16	7	7
CA-1992-006	Cottage Gardens Apts.	17	17	17
CA-1992-007	Monte Vista Apts.	9	9	9

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CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# Of Occupied Tax Credit Units
CA-1992-008	Sunshine Financial Group	5	5	5
CA-1992-010	Kristine Apartments	60	59	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	40
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	44
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	51	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	55
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	77
CA-1992-061	Nevada Meadows	36	36	34
CA-1992-064	Glen Berry	49	49	46
CA-1992-070	St. Francis Terrace	48	48	47
CA-1992-071	Hillview Glen Apartments	138	138	138
CA-1992-072	Marina Apts	64	64	64
CA-1992-073	Mercedes Apts	47	47	47
CA-1992-075	Minna Street Apartments	24	24	24
CA-1992-077	Walnut-Pixley	22	22	22
CA-1992-079	Silver Birch Apts.	34	34	34
CA-1992-089	Coachella Community Homes	98	95	95
CA-1992-090	Tiaquepaque	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	59
CA-1992-101	Le Grand Apartments	35	35	35
CA-1992-103	Canon Kip Community House	104	104	99
CA-1992-107	Witmer City Lights	16	16	15
CA-1992-108	Village Grove Apts.	47	47	47
CA-1992-111	Fell Street Apartments	82	82	79
CA-1992-112	La Pradera	48	48	48

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CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# Of Occupied Tax Credit Units
CA-1992-113	Almaden Lake Apartments	144	143	143
CA-1992-119	Wheatland Meadows aka Sunset Valley Apartments	88	88	88
CA-1992-127	Beverly City Lights	40	40	39
CA-1992-128	Sequoia View Apts.	42	42	41
CA-1992-132	Mercado Apartments	142	142	142
CA-1992-135	Tuscany Villas [Villa Calabria]	36	36	35
CA-1992-139	Hismen Hin-Nu Terrace	92	92	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	26
CA-1992-150	Curry Senior Apts.	48	48	47
CA-1992-151	Tierra Linda Apartments	18	18	17
CA-1992-152	Pajaro Court	10	10	8
CA-1992-153	Heritage Park Apartments	328	328	285
CA-1992-155	Laureola Oaks	16	16	16
CA-1992-156	Hatfield Homes	48	48	48
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	140
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	68
CA-1992-176	Step Up On Second Street	36	35	35
CA-1992-178	Parkview Apartments	198	198	156
CA-1992-180	Vallejo Street Senior Apts.	45	45	44
CA-1992-183	Santa Paulan Senior Apts.	150	140	140
CA-1992-186	Las Brisas	30	30	30
CA-1992-188	Windmere	50	50	46
CA-1992-190	Austin Manor Apartments	22	22	21
CA-1992-191	Plaza Hotel	27	27	27
CA-1992-192	Main Street Manor/Almond View	70	70	70
CA-1992-193	Shady Lane Apartments	34	34	32
CA-1992-194	The Shasta Hotel	80	80	78
CA-1992-195	Riverhouse Hotel	75	74	72
CA-1992-198	Plaza del Sol	57	57	57
CA-1992-205	The Meadows Apartments	134	134	134
CA-1992-207	Sherwood Manor	38	38	38
CA-1992-901	Altadena Vistas Apartments	22	22	22
CA-1992-904	Del Norte Place	135	27	26
CA-1992-905	The Altamont Apartments	230	106	106
CA-1992-906	Villa Anaheim	135	135	135
CA-1992-908	Paloma del Mar	130	130	126
CA-1992-909	San Paulo Apartments	382	153	152
CA-1992-910	Holly Street Village	374	75	75
CA-1992-912	Madera Villa Apts	136	28	28
CA-1993-001	Winters Senior Center Apts	38	38	38
CA-1993-003	California Apts	42	42	41
CA-1993-004	The Oaks Apartments	36	36	34
CA-1993-005	Squaw Valley Apts	33	33	33
CA-1993-008	Baker Park	98	98	98
CA-1993-009	Woodpark Apartments	128	128	128
CA-1993-013	Elaine Null Court	14	14	14
CA-1993-016	Rustic Gardens	18	18	18

Table C-1 2004

CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# Of Occupied Tax Credit Units
CA-1993-019	Soledad Senior Apts	40	40	39
CA-1993-020	Boulder Creek Apts	156	156	143
CA-1993-024	Longhorn Pavilion (aka Summit Ridge Apts)	304	304	296
CA-1993-026	Somerville I & II	41	41	41
CA-1993-027	La Villa Mariposa	115	115	112
CA-1993-028	La Posada	61	61	56
CA-1993-030	Fumbah Manor	18	18	18
CA-1993-031	Klimpel Manor	59	59	56
CA-1993-032	Klein School Site Senior Housing (Ginzton Terrace)	107	106	106
CA-1993-033	The Carroll Inn	121	121	120
CA-1993-034	W. Capitol Courtyard (94-802)	50	50	49
CA-1993-035	Temple/Edgeware Apts	108	106	105
CA-1993-036	Hillview Village	50	49	49
CA-1993-037	Solinas Village Apartments	52	51	51
CA-1993-038	Villa Solimar	32	32	32
CA-1993-040	Pinole Grove Senior Housing	70	70	68
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
CA-1993-059	Casa Carondelet	18	18	18
CA-1993-060	Canaan Gardens	7	7	7
CA-1993-061	Indio Desert Palms	142	142	139
CA-1993-063	Sunset Creek	76	75	75
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	27
CA-1993-077	Colonial Village Roseville	56	56	53
CA-1993-079	Almond Garden Elderly Apts	34	33	32
CA-1993-081	Colonial Village Auburn	56	56	51
CA-1993-082	Southcove Apts	54	54	53
CA-1993-083	Nueva Sierra Vista Apartments	35	35	34
CA-1993-084	Evergreen Village	52	52	52
CA-1993-089	Sonoma Creekside Homes	43	43	41
CA-1993-090	Riverfield Homes	18	18	17
CA-1993-092	Casa Serena Sr. Apts.	48	47	47
CA-1993-093	Park Stanton Seniors Apts	335	335	313
CA-1993-094	Manilla Terrace	30	27	27
CA-1993-095	Campina Court Apartments	60	60	59
CA-1993-096	Cameron Park Village	80	80	74
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	29

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CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# Of Occupied Tax Credit Units
CA-1993-105	Crossroad Gardens	70	69	69
CA-1993-106	Taylor Terrace	168	168	158
CA-1993-107	Rio Vista Village	75	74	68
CA-1993-108	Baldwin Apartments	40	40	40
CA-1993-109	Cypress Meadows	104	104	103
CA-1993-110	Rugby Plaza	183	183	183
CA-1993-113	Avenida Espana Gardens	83	83	83
CA-1993-117	Crescent Village	134	134	110
CA-1993-118	Plaza Maria	53	52	51
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	18
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	178
CA-1993-137	New Hope Senior Village	56	56	55
CA-1993-138	Sea Ranch Apartments	31	31	30
CA-1993-139	Filipino Community Building of Stockton	69	68	63
CA-1993-142	C. L. Dellums Apts	72	72	69
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	*
CA-1993-157	Miranda Villa	109	109	94
CA-1993-159	Catalonia Townhomes	50	50	48
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	151
CA-1993-167	The Inn At Woodbridge	116	116	116
CA-1993-168	Market Heights Apartments	46	46	46
CA-1993-169	Harp Plaza	20	20	20
CA-1993-170	Casa Berendo	20	20	20
CA-1993-172	Downtown Apartments	34	34	34
CA-1993-174	Casa del Rio Senior Housing	82	82	78
CA-1993-176	Annadale Housing Project	222	222	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	117
CA-1993-902	Regency Court	115	115	115
CA-1994-002	Truckee Pines Apartments	104	104	97
CA-1994-005	Oceanside Gardens Apartments	21	21	13

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CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# Of Occupied Tax Credit Units
CA-1994-006	Villa San Miguel	50	50	48
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	40
CA-1994-020	Gabreila Apartments	29	29	29
CA-1994-023	Salandini Villa	148	146	139
CA-1994-025	Rincon de los Esteros	246	246	242
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	Golden Oak Manor	50	50	43
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	342
CA-1994-041	Doreatha Mitchell Apartments	30	29	29
CA-1994-042	Edward Hotel	46	46	44
CA-1994-044	Rancheria Village Apartments	14	14	14
CA-1994-047	Courtyard Apartments	108	108	108
CA-1994-048	Casa Heiwa	100	100	98
CA-1994-051	Irvine Inn	192	192	188
CA-1994-052	El Patio Community Housing	73	73	73
CA-1994-053	Campbell Commons	56	56	55
CA-1994-054	Cawelti Court	28	28	28
CA-1994-056	Casa Velasco Apartments	150	148	148
CA-1994-058	Maplewood	100	100	100
CA-1994-059	Pineview	110	110	110
CA-1994-060	Huntington Hacienda Apartments	117	117	116
CA-1994-064	Mountain View	60	60	55
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	30
CA-1994-071	East Fullerton Villas	27	27	26
CA-1994-072	Corona Ranch	74	74	72
CA-1994-073	Eden Palms Apartments	150	150	132
CA-1994-078	Paul Mirabile Center	175	175	175
CA-1994-079	Pensione K	130	130	128
CA-1994-080	Church Lane	22	22	21
CA-1994-081	Casa de Los Robles	6	6	6
CA-1994-082	555 Ellis Street Family Apartments	38	38	38
CA-1994-083	Vista Grande	24	24	24
CA-1994-090	Rose Valley Apartments	36	36	35
CA-1994-091	Middletown Garden Apartments	36	35	35
CA-1994-092	Murphys Senior Apartments	24	24	24
CA-1994-093	Lake Isabella Senior II Apartments	40	39	39
CA-1994-095	Prospect Villa III Apartments	30	29	29
CA-1994-096	Montague Apartments	28	28	27
CA-1994-100	Merrill Road Apartments	15	15	15
CA-1994-103	Terracina Apartments at Cathedral City	80	80	80
CA-1994-106	Alamar Apartments	24	24	23
CA-1994-108	Mayacamas Village Apts	51	50	48
CA-1994-113	Mecca Apartments II	60	60	58
CA-1994-117	Laurel Creek Apartments	24	24	24
CA-1994-121	Terraces Apartments	190	188	188

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CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# Of Occupied Tax Credit Units
CA-1994-122	Firebaugh Garden Apartments	40	40	39
CA-1994-123	Chowchilla Garden Apartments	54	54	53
CA-1994-125	Alamar Apartments II	80	80	79
CA-1994-127	Corning Garden Apartments	38	37	37
CA-1994-128	Mariposa Apartments	34	34	34
CA-1994-130	El Patio Community Housing Phase II	40	40	40
CA-1994-131	Midtown Gardens	205	141	141
CA-1994-134	Tyler Park Townhomes III	28	28	28
CA-1994-135	Tyler Park Townhomes	30	30	30
CA-1994-138	Gabilan Hills Townhomes	100	100	98
CA-1994-139	La Casa Grande	1	1	1
CA-1994-140	Tyler Park Townhomes II	30	30	30
CA-1994-141	The Harrison Hotel	81	81	79
CA-1994-143	Tabor Courts	25	25	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	13
CA-1994-148	Avenida Terrace Apartments	8	8	8
CA-1994-149	Casa Velasquez	13	13	13
CA-1994-152	Hazeltine Apartments	37	37	35
CA-1994-153	Wyandotte Apartments	73	72	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	50
CA-1994-161	1101 Howard Street	34	34	34
CA-1994-162	White Oak-Lassen Apartments	80	80	78
CA-1994-165	Auburn Heights	160	160	157
CA-1994-167	The Altamont Hotel	88	88	83
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	39	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	136
CA-1994-192	Creekview Apartments	36	36	35
CA-1994-196	Athens Glen Apartments	51	51	51
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	136
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	78
CA-1994-216	Cambridge Court	140	132	131
CA-1994-220	Tarmigan Terrace	112	112	112
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	170
CA-1995-002	LA Townhomes	7	7	7
CA-1995-006	1500 Orange Place	32	31	31
CA-1995-008	Serrano Apartments	42	42	42
CA-1995-009	20234 Roscoe Blvd.	25	25	24
CA-1995-011	Budlong Avenue Apartments	12	12	12

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CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# Of Occupied Tax Credit Units
CA-1995-012	Hotel Woodland	76	76	69
CA-1995-014	Roosevelt Townhomes	22	22	22
CA-1995-020	San Vicente Townhomes	50	50	49
CA-1995-024	Harden Ranch Apartments	100	100	96
CA-1995-031	Jasmine Heights	128	128	118
CA-1995-033	Klamath Gardens	17	17	17
CA-1995-037	Jardines del Valle	18	18	18
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	48
CA-1995-041	School House Station	47	47	47
CA-1995-043	Villa Metropolitan	53	53	53
CA-1995-044	Almond Court	36	35	35
CA-1995-045	Alabama Court	42	42	42
CA-1995-047	Good Samaritan Apartments	20	20	19
CA-1995-049	Gower Street Apartments	55	55	54
CA-1995-051	Juan Pifarre Plaza	30	30	29
CA-1995-054	Gloria Way Community Housing	38	38	37
CA-1995-055	Main Street Affordable	36	36	35
CA-1995-056	Pickering Place	43	43	41
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	67
CA-1995-071	Ashwood Court Apartments	72	72	70
CA-1995-072	Washington Court	30	30	29
CA-1995-073	Sycamore Street Commons	60	60	56
CA-1995-074	Lyric Hotel	58	58	55
CA-1995-075	Plaza-Ramona Apartments	63	61	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	134
CA-1995-079	Santa Alicia	88	88	81
CA-1995-081	Strobridge Court Apartments	96	96	92
CA-1995-082	Figueroa Senior Housing	66	66	66
CA-1995-083	Normandie Senior Housing	75	75	75
CA-1995-086	Yerba Buena Commons	257	256	256
CA-1995-091	Rumrill Place	32	31	31
CA-1995-093	Hamilton Apartments	92	92	88
CA-1995-095	Summerhill Apartments	128	128	119
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	30
CA-1995-101	Sky Parkway Estates	80	80	78
CA-1995-102	Greenway Village	54	54	49
CA-1995-103	Westgate Townhomes	40	40	38
CA-1995-104	Mountain View Townhomes	37	37	35
CA-1995-105	Land Park Woods	75	75	74
CA-1995-106	Midtown Family Homes	90	90	90
CA-1995-108	Hobson Way Family Housing/ Casa San Juan	64	63	57
CA-1995-109	Cecilia Place	16	16	16

Table C-1 2004

CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# Of Occupied Tax Credit Units
CA-1995-111	Bristlecone Apartments	32	32	29
CA-1995-114	Rose Hotel	76	76	69
CA-1995-116	Gilroy Park Apartments	74	74	73
CA-1995-117	Brentwood Park Apartments	80	80	80
CA-1995-119	Placer Village Apartments	76	75	75
CA-1995-123	Canoas Terrace	112	112	98
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	58
CA-1995-142	Charleston Place Apartments	82	82	80
CA-1995-143	University Park Apartments	20	20	20
CA-1995-145	Memory Park Apartments	53	53	53
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	76
CA-1995-904	Ramona Sr. Complex	44	44	44
CA-1995-907	Warwick Square Apartments	500	500	492
CA-1995-908	Amanda Park	396	208	208
CA-1995-910	Coral Wood Court Apartments	106	106	105
CA-1995-912	The Knolls Apartments	260	260	255
CA-1995-913	San Juan Capistrano Senior Apartments	112	112	112
CA-1995-914	Lakewood Senior Apartments	85	85	85
CA-1995-915	Harmony Court	187	187	184
CA-1995-916	Metro Center Senior Homes	60	60	59
CA-1995-917	Century Village	100	79	79
CA-1996-001	Monterra Village	33	33	32
CA-1996-002	5th and Wilshire Apartments	32	32	32
CA-1996-004	Oak Ridge Apartments	80	80	80
CA-1996-005	San Pedro New Hope Courtyard	10	10	10
CA-1996-007	Waldorf Manor Apartments	51	50	43
CA-1996-009	Decro Nordhoff Apts.	38	38	38
CA-1996-013	The Knolls	62	61	61
CA-1996-016	Willowbrook	10	10	10
CA-1996-018	Elizabeth Court	26	26	26
CA-1996-020	Los Pinos Court	23	23	22
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	69
CA-1996-041	Gilroy Garden Apartments	74	74	73
CA-1996-044	Bodega Hills Apartments	24	24	21
CA-1996-045	TM Chambers Manors	19	18	*
CA-1996-046	Sheraton Town House	142	141	141
CA-1996-047	Figueroa Oaks	31	31	31
CA-1996-048	Pico Gramercy Family Hsg	49	49	49
CA-1996-050	Tremont Street Apartments	21	20	20
CA-1996-051	Shattuck Senior Homes	26	26	26
CA-1996-052	Wilcox Apartments	23	23	23

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CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# Of Occupied Tax Credit Units
CA-1996-058	Hemet Vistas Apartments	72	72	70
CA-1996-060	Cottonwood Place Apartments	109	109	60
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	51
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	18
CA-1996-074	Schoolhouse Lane Apartments	24	24	23
CA-1996-075	Pacific Terrace	28	28	26
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	103
CA-1996-083	235 Berendo Apartments	24	23	23
CA-1996-084	Segundo Terrace	25	25	9
CA-1996-092	Regency Apartments	77	77	76
CA-1996-096	Rotary Valley Senior Village	80	80	79
CA-1996-099	Golden Villa Apartments	32	32	30
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	84
CA-1996-116	Morgan Hill Ranch	80	79	76
CA-1996-117	Palm Court	66	66	66
CA-1996-118	Midtown Senior Homes	138	138	138
CA-1996-119	Walnut Village Apartments	46	46	46
CA-1996-120	Garnet Lane Apartments	17	17	17
CA-1996-121	Oak Hills Apartments	80	80	79
CA-1996-122	Halifax Apartments	46	46	45
CA-1996-126	Country Manor	40	39	34
CA-1996-131	Coastside Apartments	80	79	79
CA-1996-133	Harmony Creek Apartments	83	83	79
CA-1996-137	Harmony Park Apartments	58	58	58
CA-1996-138	Harmony Court Apartments	95	95	86
CA-1996-141	Empress Apartments	14	14	14
CA-1996-142	Vintage Pointe Senior Apartments	136	136	135
CA-1996-144	Western Heights Apartments	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	70
CA-1996-161	Westlake City Lights	32	32	31
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	137
CA-1996-186	Las Jicamas Apartments	46	46	46
CA-1996-190	California Hotel	39	39	37
CA-1996-192	Normandie Village	16	16	15

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CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# Of Occupied Tax Credit Units
CA-1996-198	Paseo de los Poetas	21	21	21
CA-1996-199	Rossmore Hotel	60	60	58
CA-1996-203	Palm View Apartments	40	39	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	35
CA-1996-239	Rancho Gardens Apartments	118	100	100
CA-1996-245	Linda Vista Senior Apartments	48	47	44
CA-1996-246	The Surf	56	56	54
CA-1996-247	Cordova Meadows Apartments	184	184	184
CA-1996-248	St. Mathew Hotel	57	57	55
CA-1996-251	West "A" Homes	43	43	43
CA-1996-258	Sierra Retirement Village	97	96	89
CA-1996-261	Emerald Hill (99-144)	46	46	45
CA-1996-262	Stoll House Apartments	11	11	11
CA-1996-264	Olive Wood Apartments	68	68	64
CA-1996-267	Auburn Square Apartments	78	78	68
CA-1996-269	Quail Place Apartments	58	58	50
CA-1996-905	Brandon Place Sr. Apts	197	197	192
CA-1996-906	Siena at Renaissance (The Enclave)	637	128	120
CA-1996-907	Seasons at Ontario Gateway Plaza	80	78	78
CA-1996-908	Piedmont Apartments	250	250	246
CA-1996-909	Media Village Senior Housing Project	147	146	144
CA-1996-910	Olive Court Apartment	78	76	76
CA-1996-911	The Edgewood Apartments	168	68	68
CA-1996-912	Bridgecourt Apartments	220	89	89
CA-1996-914	Park Vista Apartments	60	60	60
CA-1996-915	Kittridge Park Villa	39	39	39
CA-1996-917	Bermuda Gardens Apartments	80	80	65
CA-1996-918	Hampton Square Apartments	350	212	212
CA-1996-919	Kalmia Courtyards	28	28	27
CA-1996-920	Stonegate Apartments	118	118	105
CA-1996-921	Villa Savannah Apartments	138	138	132
CA-1996-925	The Winery Apartments	248	248	230
CA-1996-926	City Gardens Apartments	274	274	274
CA-1997-008	Pensione Bird	110	109	102
CA-1997-011	Village Oak Apartments	115	114	114
CA-1997-013	Casa Del Sol Apts.	80	79	79
CA-1997-016	Casa Encinas at River Heights	81	80	79
CA-1997-017	Hotel Grand Southern	71	70	70
CA-1997-027	Westside Village	80	80	77
CA-1997-034	Fedora Apartments	23	23	23
CA-1997-039	Casa Nettleton Apartments	28	28	28
CA-1997-040	Oroysom Village	60	59	57
CA-1997-045	Hacienda Sr. Villas	151	150	150
CA-1997-047	Columbia Village Townhomes	80	79	79
CA-1997-048	Figueroa Court Apartments	40	39	39
CA-1997-050	Cecil Williams Glide Community House	52	51	51
CA-1997-056	Terra Cotta Apartments	168	167	164
CA-1997-058	Casas San Miquel de Allende	37	36	36
CA-1997-059	Sycamore Park Apartments	59	58	58
CA-1997-064	Vista Nueva Apts.	30	29	29
CA-1997-073	Sequoia Street Apartments	11	10	10
CA-1997-078	Auberry Park	110	109	97

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CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# Of Occupied Tax Credit Units
CA-1997-080	Heavenly Vision Senior Housing, LP	46	45	*
CA-1997-082	Diamond Terrace Apartments	61	60	60
CA-1997-086	Windsor Park Apartments	79	78	78
CA-1997-090	Pittsburg Park Apartments	75	74	74
CA-1997-092	Fairfield Park Apartments	59	58	58
CA-1997-108	Emerald Gardens	16	15	15
CA-1997-109	Rampart Apartments	68	67	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	119	119
CA-1997-145	Valley Vista Apartments	60	60	59
CA-1997-154	Orozco Villas	32	32	31
CA-1997-158	Paz Villas	13	13	13
CA-1997-159	Chestnut Village	6	6	3
CA-1997-168	Courtland City Lights	92	91	*
CA-1997-176	River Garden Estates	124	124	116
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 Garden Apts.	49	49	49
CA-1997-221	Vista Verde Apartments	40	39	39
CA-1997-237	Toton/Montclair Court	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	67
CA-1997-508	Casa Verde Apartments	30	29	29
CA-1997-513	Gatewood Commons	120	118	118
CA-1997-514	Clara Court	35	35	35
CA-1997-524	Montclair Apartments	79	79	75
CA-1997-525	Creekview Inn	25	24	24
CA-1997-538	Gwen Bolden Manor	24	23	23
CA-1997-545	Madera Family Apartments	81	74	71
CA-1997-547	Forest View Senior Apartments	60	59	59
CA-1997-551	Santa Fe Apartments	88	88	88
CA-1997-555	Oak Grove Apartments	81	80	72
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	86
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	71
CA-1997-604	Shingle Terrace Apartments	71	71	71
CA-1997-608	Laurel Tree Apartments	138	136	136
CA-1997-613	Trolley Terrace	18	18	17
CA-1997-901	Westberry Square Apartments	99	99	98
CA-1997-907	4573 Willis Apartments	23	5	5
CA-1997-908	14955 Dickens Apartments	18	4	4
CA-1997-909	4701 Natick Apartments	121	25	25
CA-1997-912	4334-4346 Matilija Apartments	54	11	11
CA-1997-913	The Promanade-I	68	52	48
CA-1997-914	The Promanade-II	78	14	14

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CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# Of Occupied Tax Credit Units
CA-1997-915	Pacific Point Apartments	213	213	212
CA-1997-916	Ashwood Village Apartments	119	119	119
CA-1997-919	Cochrane Village Apartments	16	16	14
CA-1997-920	Villa Pacifica	158	158	156
CA-1997-921	Renwick Square Senior Apartments	150	148	147
CA-1997-922	The Oaks at Joiner Ranch II	119	119	95
CA-1997-923	Montevista Apartments	306	153	153
CA-1997-924	Malabar Apartments	125	125	118
CA-1997-925	Village Place Apartments	46	46	46
CA-1997-928	Plaza Mendoza Apartments	131	131	131
CA-1997-929	Cordova Village	39	39	38
CA-1997-930	Park Villas Apartments	268	268	254
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	119
CA-1997-939	Schoolhouse Court	13	13	13
CA-1997-940	Pecan Court	25	24	24
CA-1997-941	Sierra Meadows Apartments	99	99	99
CA-1997-942	Parkside Glen Apartments	180	180	160
CA-1997-943	Sun Garden Plaza	147	147	147
CA-1997-944	Continental Gardens Apartments	298	298	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	183
CA-1997-952	Shorebreeze Apartments	119	119	119
CA-1997-953	Sonoma Court Apartments	61	56	52
CA-1997-954	Mariposa Apartments	65	65	65
CA-1997-955	Heritage Park Sr. Apartments	118	118	118
CA-1997-956	Northstar Apartments	36	36	35
CA-1997-957	Woodsong Village Apartments	111	111	109
CA-1997-958	Palm West Apartments	58	58	57
CA-1997-959	Renaissance Park Apartments	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	6
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	124
CA-1997-974	Little Italy Family Housing	37	15	15
CA-1997-975	Sophia Ridge Apartments	112	45	45
CA-1997-976	Woodbridge Park Apartments	77	31	29
CA-1998-001	Kennedy Estates	100	98	91
CA-1998-002	Mayur Town Homes	20	20	20
CA-1998-005	Brookside Senior Apartments	48	41	41
CA-1998-006	Truckee-Donner Senior Citizen Community	60	59	59
CA-1998-007	Portola Senior Citizen Community	50	45	45
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

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CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# Of Occupied Tax Credit Units
CA-1998-033	Idaho Apartments	29	28	26
CA-1998-042	Casa Madrid	28	28	28
CA-1998-050	Perris Park Apartments	80	79	77
CA-1998-053	Wilshire Courtyard	102	101	101
CA-1998-060	Villa Hermosa	39	39	38
CA-1998-061	Park Land Senior Apartments	23	22	22
CA-1998-063	Central Gardens I	12	12	12
CA-1998-067	Three Palms Apartments	120	111	111
CA-1998-068	Las Palmas Apartments	81	80	80
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	57
CA-1998-084	Vintage Woods Apartments	81	80	70
CA-1998-085	Mirada Terrace Apartments	30	29	29
CA-1998-087	Heritage Homes	148	146	135
CA-1998-090	The Don	56	56	56
CA-1998-096	Sycamore Village	30	29	29
CA-1998-102	Oak Tree Village	21	20	20
CA-1998-105	Terracina at Morgan Hill	72	72	31
CA-1998-110	Solano Vista Senior Apartments	96	96	91
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	41
CA-1998-174	Vintage Grove Senior Apartments	110	109	108
CA-1998-177	Belridge Street Apartments	12	11	11
CA-1998-179	Southern Hotel	55	53	53
CA-1998-181	East Linda Gardens	103	103	101
CA-1998-188	Bernal Gateway Apartments	55	54	54
CA-1998-191	Kenmore Apartments	21	20	20
CA-1998-198	Northside Commons	83	82	82
CA-1998-213	Vista Park I	83	82	82
CA-1998-214	Gateway Plaza Apartments	107	102	102
CA-1998-219	Casa del Sol	54	53	53
CA-1998-222	The Sheridan Apartments	56	56	56
CA-1998-233	Meadowview Apartments	170	168	144
CA-1998-234	Royal Heights Apartments	120	119	117
CA-1998-241	Pablo Rodriguez Plaza Apartments	81	80	77
CA-1998-259	Sycamore Walk	112	110	110
CA-1998-262	Palm Gardens Apts	51	49	22
CA-1998-266	Aurora Village	132	129	129
CA-1998-507	Greenridge	34	33	33
CA-1998-517	Harris Court	20	19	15
CA-1998-524	Caliente Creek	45	45	45
CA-1998-528	Toussaint Teen Center	21	21	21
CA-1998-531	Creekside Apartments	81	80	77
CA-1998-535	Orchard Villas	82	80	80
CA-1998-537	Vintage Knolls Senior Apartments	92	92	92
CA-1998-546	Cottonwood Senior Apartments	81	80	76
CA-1998-559	Casa Garcia	14	14	*
CA-1998-565	Kailani Village	188	182	180
CA-1998-567	San Antonio Garden	65	65	64
CA-1998-570	Casablanca Apartments	200	198	140

Table C-1 2004

CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# Of Occupied Tax Credit Units
CA-1998-594	Blythe Street Apartments	31	31	31
CA-1998-800	Benton Green Apartments	38	37	37
CA-1998-802	Bridgeport Properties I	177	175	152
CA-1998-803	Bridgeport Properties II	244	242	242
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-1998-819	Carlton Court Apartments	61	60	60
CA-1998-820	Hookston Sr Homes	99	99	99
CA-1998-825	Almaden Lake Village	198	50	50
CA-1998-826	Sherman Oaks Gardens & Villas	76	31	30
CA-1998-901	Somerset Glen Apartments	160	160	160
CA-1998-902	16th Street Apartments	17	17	17
CA-1998-903	Park Glenn Apartments	150	150	146
CA-1998-904	Santa Paula Village Apartments	55	55	55
CA-1998-906	Lange Drive Family	74	74	74
CA-1998-907	The Village at 9th Apartments	240	239	231
CA-1998-908	The Village at Shaw Apartments	204	203	199
CA-1998-910	The Lakes at Selma	38	8	8
CA-1998-911	Sorrento Villas	148	148	140
CA-1998-913	Jeffrey Court Seniors	185	184	181
CA-1998-914	Kohler Gardens Apartments	96	96	96
CA-1998-915	Larchmont Gardens Apartments	116	116	116
CA-1998-916	Sundale Arms	130	130	130
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	79
CA-1998-920	Cudahy Gardens	99	99	98
CA-1998-921	Bella Vista Apartments	148	148	147
CA-1998-922	Riverside Gardens	188	188	180
CA-1998-923	El Corazon Apartments	12	11	11
CA-1998-924	The Alhambra Apartments	160	68	68
CA-1998-925	East Bluff Apartments	142	108	108
CA-1998-929	Seasons at Chino	102	102	102
CA-1998-930	Sunset Manor Apartments	148	146	132
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	136
CA-1998-938	Palms Apartments	332	332	332
CA-1998-941	Fox Creek Apartments	126	126	123
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	177
CA-1998-948	Cedarbrook	70	70	70
CA-1998-949	Orangevale Apartments	64	64	63
CA-1998-954	Windmere II	58	57	57
CA-1998-955	Eureka Senior Housing	22	22	21
CA-1998-956	Mountain View Estates	145	97	97
CA-1998-957	Maryce Freelen Place (aka Latham Park)	74	74	71
CA-1998-958	Owl's Landing	72	71	64
CA-1998-959	Carrington Pointe	80	79	79

Table C-1 2004

CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# Of Occupied Tax Credit Units
CA-1998-960	Whispering Woods	406	402	389
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
CA-1998-966	Bouquet Canyon Senior Living	264	264	264
CA-1998-967	Orchard Gardens Apartments	62	61	61
CA-1998-968	Abajo Del Sol Senior Apartments	61	60	60
CA-1998-969	Mission Village Apartments	76	75	75
CA-1998-970	Villa Garcia (Island Village)	80	79	70
CA-1998-973	Cedar Tree Apartments	143	143	140
CA-1998-974	Central Park Apartments	149	148	148
CA-1998-975	Woodcreek Terrace Sr.	104	104	102
CA-1998-977	Marina Vista I	88	88	86
CA-1998-978	Marina Vista II	148	147	146
CA-1998-979	Marina Heights	152	151	146
CA-1998-980	Stockton Gardens Apartments	80	79	74
CA-1998-981	Stockton Terrace Apartments	80	79	76
CA-1998-984	Brizzolara Apartments	30	30	*
CA-1998-985	Aldea Park Apartments	41	40	38
CA-1998-986	Maidu Village Phase II	84	82	75
CA-1998-987	College Park Apartments	54	53	50
CA-1998-989	President John Adams Manor	300	285	281
CA-1998-991	The Arbors	60	59	59
CA-1998-994	Larchmont Arms Apartments	64	64	64
CA-1998-995	Friendship Estates Apartments	76	74	74
CA-1998-996	Orangewood Court Apartments	91	91	86
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	69
CA-1999-009	East Canon Perdido	7	7	6
CA-1999-014	De La Vina Frail Seniors	98	97	96
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	66
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	29
CA-1999-034	Lincoln Hotel	41	40	37
CA-1999-036	Detroit Street Senior Housing	10	10	10
CA-1999-037	Washington Square Apartments	57	56	56
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	1
CA-1999-055	Moro Lindo Townhomes	30	29	29
CA-1999-057	The Crossings Apartments	100	99	96
CA-1999-059	El Cerrito Townhomes	60	59	59
CA-1999-060	Wavecrest Apartments	20	19	19
CA-1999-062	San Pedro Commons	74	73	73

Table C-1 2004

CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# Of Occupied Tax Credit Units
CA-1999-065	Canon Barcus Community House	48	47	47
CA-1999-067	Park William Apartments	31	30	30
CA-1999-073	Jeffrey-Lynne Apartments Phase I	200	192	174
CA-1999-080	Vista Park Senior Homes, Phase II	83	82	82
CA-1999-090	Fox Normandie Apartments	48	47	47
CA-1999-091	Vista Verde Townhomes	76	75	71
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	32
CA-1999-100	Monterey Pines	324	259	233
CA-1999-105	The Hoover Hotel	50	49	49
CA-1999-106	San Andreas Farm Labor Camp	43	42	41
CA-1999-113	Italian Gardens Family Housing	148	117	117
CA-1999-116	Village Crossing Apartments	196	129	129
CA-1999-121	Oak Center Apartments	77	76	76
CA-1999-128	Noble Senior Housing	85	84	83
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-1999-134	Moonridge II	80	79	79
CA-1999-144	Emerald Hill	46	45	40
CA-1999-145	Laurel Glen Apartments	64	63	63
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	43
CA-1999-165	International Boulevard Family Housing	30	29	29
CA-1999-167	Tara Hills Garden Apartments	60	59	54
CA-1999-168	Towne Square Apartments	51	50	50
CA-1999-170	Pismo-Buchon Apartments	11	10	10
CA-1999-173	Casa de Canoga Apartments	102	101	101
CA-1999-174	Villages at Cabrillo	196	196	178
CA-1999-175	Live Oaks Garden	40	32	32
CA-1999-178	Kelley Drive Apartments	19	18	18
CA-1999-181	Diamond Cove Townhomes (Carrington Circle)	59	59	56
CA-1999-182	The Hazel Hotel (96-088)	13	13	13
CA-1999-183	The Ridge Apartments	80	79	79
CA-1999-196	Sunrise Vista Apartments	56	57	28
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	105
CA-1999-215	Seeley Family Apartments	48	47	42
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
CA-1999-246	Adams City Lights	31	30	30
CA-1999-247	Piedmont & Sierra Senior Apartments	96	76	76
CA-1999-249	Willow Tree Villages	49	48	48
CA-1999-251	Orange Tree Village	21	20	20
CA-1999-256	Truckee Riverview Homes	39	38	38
CA-1999-804	Village Avante Apartments	112	110	110
CA-1999-805	Don De Dios Apartments	70	68	66

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CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# Of Occupied Tax Credit Units
CA-1999-806	Palo Alto Gardens	156	155	155
CA-1999-807	Citrus Tree Apartments	81	80	77
CA-1999-808	Mission Bay Apartments	120	119	117
CA-1999-810	Alpine Woods Apartments	137	136	129
CA-1999-811	North Hills Apartments	204	203	199
CA-1999-812	The Parks at Fig Garden	365	365	355
CA-1999-813	Sycamore Woods Apartments	186	185	156
CA-1999-814	Riviera Apartments	129	128	114
CA-1999-815	Concord Greenbriar Apartments	198	198	188
CA-1999-817	Lancaster Manor Apartments	248	245	245
CA-1999-820	Van Nuys Pierce Park Apartments	430	426	426
CA-1999-823	Woodside Court Apartments	129	127	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	130
CA-1999-827	Woodmark Apartments	173	171	163
CA-1999-830	Standiford Gardens AKA Emerald Pointe	249	249	246
CA-1999-834	Wildomar Senior Leisure Living	176	175	175
CA-1999-835	Saratoga Senior Apts	108	107	107
CA-1999-836	Sycamore Pointe Apts	136	135	131
CA-1999-838	Sutter Terrace	99	99	95
CA-1999-839	Northgate Apartments	82	81	76
CA-1999-840	Southwest Summit Rose - Rosewood	91	89	89
CA-1999-841	The Willows Apartments	47	46	42
CA-1999-842	The Apartments at Silverado Creek	102	100	96
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	401
CA-1999-851	Ridgecrest Apartments	148	147	141
CA-1999-852	North Park	166	164	163
CA-1999-858	Ohlone_Chynoweth Commons	194	192	188
CA-1999-860	Villa Serena Apartments	132	131	131
CA-1999-861	Lion Villas Apartments	272	229	216
CA-1999-862	Miraido Apartments	109	37	37
CA-1999-863	Willow Pointe Apartments	210	208	195
CA-1999-864	Preservation I	89	87	87
CA-1999-865	Preservation II	109	104	104
CA-1999-866	Preservation III	48	44	44
CA-1999-867	Preservation IV	30	29	29
CA-1999-868	Preservation V	124	118	118
CA-1999-869	Delta View Apartments	205	203	185
CA-1999-870	Park David Senior Apartments	241	240	238
CA-1999-873	Nantucket Bay Apartments	160	158	158
CA-1999-881	Hermitage III Senior Apartments	94	93	92
CA-1999-882	Vista Sonoma Senior Living Apartments	189	189	186
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	100
CA-1999-890	Grandview Nine Apartments	62	61	*
CA-1999-892	Alegria	45	44	42
CA-1999-893	Hope Village	67	65	65
CA-1999-897	Westside Village Apartments	40	39	39
CA-1999-898	Lake Park Apartments	104	103	99
CA-1999-899	Parkwood Apartments	180	178	165

Table C-1 2004

CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# Of Occupied Tax Credit Units
CA-1999-900	Delta Village Apartments	80	79	75
CA-1999-901	Light Tree Apartments	94	93	93
CA-1999-902	Casa Ramon Apartments	75	74	74
CA-1999-904	Carson Terrace	62	61	61
CA-1999-906	Emerald Glen Apartments	240	239	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	78
CA-1999-917	The Verandas	92	91	85
CA-1999-920	Nova Pointe 1 Apartments (Phase I)	156	155	155
CA-1999-921	Nova Pointe 1 Apartments (Phase II)	130	52	52
CA-1999-922	Village Green Apartments	184	181	181
CA-1999-923	Chelsea Gardens Apartments	120	118	117
CA-1999-924	Vintage Court Sr Apartments	125	124	124
CA-1999-925	Park Sierra at Iron Horse Trail	283	57	56
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	377
CA-1999-932	Bayview Courtyard Apts.	29	28	28
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	76
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, Phasell	108	99	93
CA-2000-011	Sonya Gardens Apartments	60	59	58
CA-2000-013	Don Carlos Apartments	30	23	23
CA-2000-016	Fuente de Paz Apartments	37	36	36
CA-2000-021	Chico Gardens Apartments	92	91	91
CA-2000-023	Villa del Guadalupe	60	59	59
CA-2000-025	Park Lane Family Apartments	117	116	115
CA-2000-027	Eugene Hotel	44	43	42
CA-2000-032	Foothill Family Apartments	65	64	*
CA-2000-037	Ventaliso Apartments	48	36	36
CA-2000-038	Main Street Apartments	28	27	27
CA-2000-042	Hollyview Senior Apartments	100	79	*
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	77
CA-2000-060	River Garden Apartments	81	80	*
CA-2000-075	Mountain View Townhomes	68	67	67
CA-2000-078	Ambassador Hotel	134	133	35
CA-2000-088	Avalon Terrace Nicolet	38	31	31
CA-2000-094	Arbor Park Community	75	59	59
CA-2000-095	Jamacha Glen Apartments	52	43	39
CA-2000-098	Esseff Village Apartments	51	50	48
CA-2000-099	Bayview Commons Apartments	30	29	25
CA-2000-101	Seabreeze Apartments	38	29	29
CA-2000-110	Monte Vista Gardens Family Housing	144	114	114
CA-2000-117	Sierra Village Apartment Homes	72	56	*
CA-2000-118	Oakley Senior Apartments	80	79	79
CA-2000-119	Whispering Pines Apartments	96	94	93
CA-2000-120	Wilshire City Lights	21	17	17

Table C-1 2004

CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# Of Occupied Tax Credit Units
CA-2000-121	Angels City Lights	49	39	39
CA-2000-122	Gateway City Lights	72	56	50
CA-2000-124	Rancho Gardens	16	12	12
CA-2000-125	Porvenir Estates II	40	39	38
CA-2000-127	Diamond Terrace Apartments	86	64	11
CA-2000-136	Villa del Mar	48	37	37
CA-2000-139	David and June Goldware Senior Apartments	162	136	*
CA-2000-147	Richard N. Hogan Manor	51	50	50
CA-2000-148	Osage Senior Villas	91	72	*
CA-2000-149	Vineyard Apartments	65	52	52
CA-2000-150	HomeSafe Santa Clara	25	24	24
CA-2000-152	AMISTAD Apartments	49	48	*
CA-2000-155	Delta Hotel	152	151	141
CA-2000-156	Cottonwood Creek	40	39	39
CA-2000-158	Victory Gardens	15	15	15
CA-2000-159	Mecca Family Housing	31	30	30
CA-2000-162	Oakland Point , L.P.	31	31	*
CA-2000-170	Jay's Place	41	32	32
CA-2000-172	Villa de las Flores Apartments	80	79	79
CA-2000-173	Meadow Vista Apartments	72	56	56
CA-2000-176	FAME West 25th Street	12	12	*
CA-2000-180	Luis "Spud" Moreno Sr Apts (dba Victoria Manor Sr)	80	79	79
CA-2000-183	Monterey Park Senior Village	114	113	113
CA-2000-185	Eastside Village Family Apartments	78	77	*
CA-2000-186	El Centro Senior Villas	81	80	80
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	79
CA-2000-198	Adeline Street Apartments	19	18	*
CA-2000-204	Season at the Grove	40	31	31
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	75	75
CA-2000-235	Comfrey Senior Living	56	44	44
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	26
CA-2000-256	Happy Valley City Lights	70	56	55
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	54
CA-2000-266	Vintage Crossing Senior Apartments	161	128	*
CA-2000-800	Maplewood Apartments	79	78	73
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	137
CA-2000-806	Brookhollow Apartments	188	85	85
CA-2000-807	Mission Village Terrace	84	83	78
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	190

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CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# Of Occupied Tax Credit Units
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	78
CA-2000-818	Vista La Rosa	240	238	238
CA-2000-820	Quail Run	200	199	192
CA-2000-821	Santa Rosa Garden	111	109	108
CA-2000-822	Steinbeck Commons Apartments	100	99	99
CA-2000-824	Shadow Palms Apartments	144	143	143
CA-2000-825	Eastridge Apartments	80	78	78
CA-2000-826	Vintage Woods Senior Apartments	185	185	183
CA-2000-827	Cottage Estates	152	152	146
CA-2000-828	Rancho Carrillo Apartments	116	76	76
CA-2000-831	Regency Centre	100	99	99
CA-2000-832	St. Regis Park	119	118	115
CA-2000-834	Ivy Hill Apartments	116	47	*
CA-2000-835	Orange Grove Apartments	24	23	23
CA-2000-836	Wisconsin III Apartments	26	25	*
CA-2000-837	Kings Villages	313	312	312
CA-2000-838	Vintage Chateau Senior Apartments	240	238	230
CA-2000-839	Southwind Court Apartments	88	68	68
CA-2000-840	Laurel Glen	128	127	127
CA-2000-841	Emerald Gardens Apartments	110	108	108
CA-2000-842	Sea Wind Apartments	91	90	90
CA-2000-843	Cobblestone Apartments	64	63	63
CA-2000-844	Park Vista Apartments	392	392	376
CA-2000-846	Woodstone Apartments	56	55	55
CA-2000-847	Silver Ridge Apartments	156	155	*
CA-2000-849	Paulin Creek Apartments	48	44	44
CA-2000-850	Misty Village Apartments	24	23	23
CA-2000-851	Las Palmas Apartments	92	69	69
CA-2000-852	Cypress Villa Apartments	72	71	71
CA-2000-853	Island Gardens Apartments	122	122	113
CA-2000-856	Tahoe Valley Townhomes	70	68	62
CA-2000-857	Santa Ana Towers	200	199	198
CA-2000-858	Main Street Plaza	110	109	109
CA-2000-859	Villa Torre Family Apartments - Phase I	103	102	91
CA-2000-861	Miramar Apartments	159	32	*
CA-2000-863	Stone Creek Apartments	120	119	117
CA-2000-864	Bijou Woods Apartments	92	90	90
CA-2000-865	Courtyard Plaza Apartments	81	80	80
CA-2000-866	University Gardens Apartments	113	111	111
CA-2000-868	Stuart Drive Apts. & Rose Garden Apts.	239	239	233
CA-2000-870	Park Glenn Senior Apartments	18	17	17
CA-2000-873	Pinecrest Apartments	24	23	23
CA-2000-874	Camara Circle Apartments	52	50	50
CA-2000-875	Villa Paseo Senior Residences	110	108	105
CA-2000-876	Le Mirador Senior Apartments	141	140	134
CA-2000-877	Sienna Senior Apartments	140	139	115
CA-2000-882	Cedar Springs Apartments	201	199	*
CA-2000-884	Heritage Park at Hilltop	192	190	184
CA-2000-886	Maria Manor	119	118	*
CA-2000-887	Antonia Manor	133	132	*
CA-2000-888	Mission Suites Apartments	117	116	*
CA-2000-890	Pioneer Park Plaza Apartments	161	160	158
CA-2000-893	Clayton Crossing (formerly known as Driftwood Apts)	296	296	256

Table C-1 2004

CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# Of Occupied Tax Credit Units
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	62
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	87
CA-2000-906	Countrywood Village Apartments	292	289	*
CA-2000-907	Park Place Apartments	142	141	141
CA-2000-908	The Verandas Apartments	180	179	*
CA-2000-910	Runnymede Gardens	78	77	74
CA-2000-911	Homestead Park	211	209	174
CA-2000-912	Heritage Villas Senior Housing	143	142	134
CA-2000-913	Virginia Lane Apartments	91	89	88
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	Goshen Village	64	63	63
CA-2001-012	Castelar Apartments	101	100	*
CA-2001-013	Fontana Senior Apartments	108	107	107
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-2001-033	Poplar Grove	50	49	*
CA-2001-034	Marlton Manor	151	150	*
CA-2001-036	Riverwood Place	148	146	*
CA-2001-037	Rivers Hotel	76	74	*
CA-2001-043	Drachma Housing	19	19	*
CA-2001-047	Bowen Court	20	20	*
CA-2001-048	Cascade Apartments	74	73	*
CA-2001-050	Los Adobes De Maria II	52	51	*
CA-2001-051	Sunrise Villa	44	43	41
CA-2001-053	River View	80	78	*
CA-2001-054	West Rivertown Apartments	57	56	*
CA-2001-055	Cornerstone Apartments	36	35	*
CA-2001-058	Bigby Villa Apartments	180	179	156
CA-2001-061	Tully Gardens	153	152	*
CA-2001-062	La Primavera Apartments	36	35	*
CA-2001-063	Tesoro Grove Apartments	106	104	*
CA-2001-065	Innes Heights Apartments	19	18	*
CA-2001-068	Jackson Aisle Apartments	30	29	*
CA-2001-075	The Village at Mendota	81	80	*
CA-2001-080	Coventry Heights	76	75	*
CA-2001-084	Hotel Redding	47	48	*
CA-2001-085	Stonegate Senior Apartments	20	19	*
CA-2001-087	North Oakland Senior Housing	65	64	*
CA-2001-088	Downs Senior Housing	17	16	*
CA-2001-095	Plaza de Leon Apartments	20	19	*
CA-2001-097	Chestnut Linden Court	151	149	*
CA-2001-098	Sycamore Place	74	73	*

Table C-1 2004

CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# Of Occupied Tax Credit Units
CA-2001-100	Market Square Manor	200	198	*
CA-2001-101	Brawley Family Apartments	80	79	79
CA-2001-102	Villa Harvey Mandel	90	90	*
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	Casa De La Poloma Blanca aka Arvin Family Apts.	43	42	35
CA-2001-107	Terracina Meadows	156	120	*
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	70
CA-2001-124	Ladan Apartments	10	10	*
CA-2001-125	Ladan Apartments II	147	146	*
CA-2001-126	Cache Creek Apartments Homes	80	79	*
CA-2001-134	Sungrove Senior Apartments	82	80	*
CA-2001-135	Mountain View Senior Apartments	86	84	*
CA-2001-137	Pleasant Village Apartments	100	99	*
CA-2001-148	Bentley City Lights	36	35	*
CA-2001-150	Miramar City Lights	49	48	*
CA-2001-152	Burlington City Lights	40	39	*
CA-2001-156	Elysian City Lights	21	20	*
CA-2001-157	Ardmore City Lights	48	47	*
CA-2001-167	Gadberry Courts	55	54	*
CA-2001-168	Deliverance Temple I & II	82	80	*
CA-2001-169	Rose Gardens	66	65	*
CA-2001-170	Las Flores Family Apartments	81	80	*
CA-2001-800	River Court Apartments	160	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	112
CA-2001-805	Pavilion Apartments	132	129	124
CA-2001-806	Park Manor Apartments	81	80	79
CA-2001-807	Helzer Courts Apartments	155	154	152
CA-2001-808	Hale-Morris-Lewis Senior Manor	41	40	40
CA-2001-810	8th and Howard Family Apartments	74	73	*
CA-2001-811	Vintage Shores Senior Apartments	122	120	*
CA-2001-812	The Reserve at Napa	117	116	*
CA-2001-813	Lenzen Housing	88	87	*
CA-2001-814	Tice Oaks Apartments	91	90	90
CA-2001-815	Vista Las Flores	28	27	27
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	48
CA-2001-819	Torrey Del Mar Apartments	112	110	*
CA-2001-820	Grayson Creek Apartments	70	69	*
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-2001-825	Old Grove Apartments	56	55	*
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	75

Table C-1 2004

CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# Of Occupied Tax Credit Units
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	74
CA-2001-835	1045 Mission Apartments	258	55	54
CA-2001-836	John Burns Gardens	100	99	*
CA-2001-837	RiverTown Apartments	100	99	*
CA-2001-841	Lincoln Apartments	150	148	*
CA-2001-842	Crocker Oaks Apartments	131	66	65
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	56
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	63
CA-2001-856	Ocean Beach Apartments	85	84	84
CA-2001-857	San Lucas Senior Housing	196	194	*
CA-2001-858	Island Village Apartments	280	280	*
CA-2001-859	Birchcrest Apartments	64	62	62
CA-2001-860	Villaggio Senior Apartments	79	78	*
CA-2001-861	Villa Torre Family Apartments - Phase 2	88	87	*
CA-2001-862	Serenity Villas	174	173	173
CA-2001-863	Tennyson West Apartments	96	94	80
CA-2001-864	Wakeham Grant Apartments	127	126	107
CA-2001-865	Baldwin Hills Apartments	58	57	57
CA-2001-866	Rowland Heights Apartments	144	142	140
CA-2001-868	Terracina at Wildhorse	70	41	41
CA-2001-869	Terracina Gold, Village II	120	93	*
CA-2001-870	Parkside Apartments	40	39	39
CA-2001-871	The Vintage at Napa	115	115	108
CA-2001-872	El Rancho Verde Apartments	700	696	696
CA-2001-873	Plaza Manor Apartments	372	370	365
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	33
CA-2001-879	Curtis Johnson Apartments	48	47	*
CA-2001-881	Tri-City Housing	142	142	*
CA-2001-882	Rancho Cordova Apartments	95	89	*
CA-2001-883	Arbor Square Apartments	125	124	*
CA-2001-884	Florin Meadows Apartments	244	242	*
CA-2001-885	Arlington Creek Apartments	148	89	*
CA-2001-886	Kimball Court	95	94	94
CA-2001-887	Summer Field Apartments	268	265	*
CA-2001-888	Terramina Square Family Apartments	157	156	*
CA-2001-889	Autumnwood Apartments	160	158	*
CA-2001-890	Cypress Cove Apartments	200	198	198
CA-2001-891	Poinsettia Station Apartments	92	91	89
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	127

Table C-1 2004

CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# Of Occupied Tax Credit Units
CA-2001-897	Talega Jamboree Apartments Phase I	124	123	*
CA-2001-900	Villa De Guadalupe	101	100	100
CA-2001-901	Parwood Apartments	528	526	*
CA-2001-902	Village Green Apartments	75	74	*
CA-2001-903	San Rafael Commons	83	50	50
CA-2001-904	Verdes Del Oriente	113	112	*
CA-2001-905	Oak Circle Apartments	100	98	*
CA-2001-906	South Bay Community Villas	271	269	*
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-2001-916	Bay View Vista Apartments	194	192	*
CA-2001-917	Park West Apartments	256	180	180
CA-2001-918	Montecito at Williams Ranch	132	130	129
CA-2001-919	Summercrest Villa Senior Apartments	66	65	*
CA-2001-920	The Californian	217	217	*
CA-2001-921	Season at Miraflores	118	116	*
CA-2001-923	Shiraz Senior Housing	61	60	*
CA-2001-924	Hampton Place / Gateway Village	56	55	*
CA-2001-925	Bellflower Terrace	180	178	*
CA-2002-001	Hollywood Western Apartments	60	59	*
CA-2002-002	Harold Way Apartments	51	50	*
CA-2002-003	Aliso Village - Phase I	201	200	*
CA-2002-004	Santa Cruz Terrace	48	47	*
CA-2002-005	Apple Tree Village	125	122	*
CA-2002-008	St. George Hotel	88	86	*
CA-2002-009	Nueva Vista	48	47	*
CA-2002-014	Tully Gardens, Phase II	152	151	*
CA-2002-028	The Brownstone Hotel	48	47	*
CA-2002-033	Westgate Gardens Apartments	100	99	*
CA-2002-041	Aliso Village II Apartments	176	175	*
CA-2002-045	Casa Figueroa Apartments	49	48	*
CA-2002-051	Los Girasoles	11	11	*
CA-2002-058	Whitmore Oaks Apartments	53	52	52
CA-2002-063	Peppertree Apartments	81	80	*
CA-2002-069	El Palmar Apartments	81	80	*
CA-2002-071	Northgate Apartments	42	41	*
CA-2002-075	Hamilton Transitional Housing (phase 1)	59	59	*
CA-2002-076	Churchill Downs Apartments	204	163	*
CA-2002-077	Impressions at Valley Center	100	99	*
CA-2002-090	Regency Place Senior Apartments	81	80	*
CA-2002-091	Summit Ridge Apartments	81	80	*
CA-2002-094	Bakersfield Family Apartments	78	77	*
CA-2002-096	Suncrest Apartments	81	80	*
CA-2002-104	Villa Monterey Apartments	120	80	*
CA-2002-110	Plaza Grande	92	91	*
CA-2002-111	Casa Puleta Apartments	54	53	*
CA-2002-117	The Courtyards at Arcata	64	63	*
CA-2002-118	Almond Terrace Apartments	46	45	*
CA-2002-121	Summercreek Village	64	63	*
CA-2002-138	HomeSafe San Jose	25	24	*
CA-2002-156	Villas Oscar Romero	50	49	*
CA-2002-177	Wilford Lane Village	36	35	*
CA-2002-189	Dudley Apartments	75	74	71
CA-2002-199	Meta Street Apartments	24	23	*

Table C-1 2004

CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# Of Occupied Tax Credit Units
CA-2002-203	Valle Verde Apartments	73	72	*
CA-2002-212	Sherwood Pointe Apartments	81	80	*
CA-2002-215	Park View Village	81	80	*
CA-2002-219	Cambridge Heights Senior Apartments	22	21	*
CA-2002-238	Desert Gardens	81	80	*
CA-2002-239	Saybrook Apartments	56	60	*
CA-2002-246	Porterville Family Apartments	78	77	*
CA-2002-250	Broadway Vistas	21	20	*
CA-2002-252	Casa Velasco	20	20	*
CA-2002-801	Betty Anne Gardens	76	75	*
CA-2002-802	Paseo Studios	98	97	*
CA-2002-803	Lassen Apartments	81	80	80
CA-2002-805	Carmel Street Apartments	19	18	*
CA-2002-806	The Greenbriar	100	20	*
CA-2002-807	Far East Building	16	15	6
CA-2002-809	Valley Palms Apartments	354	351	*
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-2002-816	Villa Monterey Apartments	120	118	*
CA-2002-817	Phoenix Terrace Apartments	89	87	87
CA-2002-822	Bryte Gardens Apartments	108	100	*
CA-2002-823	Detroit Street Family Housing	10	9	9
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	119
CA-2002-828	Village at Beechwood	100	99	99
CA-2002-830	Winter Creek Village (aka Windsor Road Apartments)	41	40	*
CA-2002-831	Singing Wood Senior Housing	110	109	*
CA-2002-832	Villa Glen Apartments	26	25	*
CA-2002-833	Villa Andalucia Apartments	32	31	*
CA-2002-834	Natomas Park Apartments	212	92	*
CA-2002-838	Carrillo Place	68	67	*
CA-2002-839	Talega Jamboree Apartments Phase II	62	61	*
CA-2002-840	Little Lake Village Apartments	144	142	*
CA-2002-841	Spring Valley Apartments	60	58	58
CA-2002-842	Canyon Country Senior Apartments	200	198	*
CA-2002-843	West Angeles Villas	150	149	*
CA-2002-844	Windwood Village Apartments	92	91	*
CA-2002-847	Amistad Plaza Apartments	56	55	*
CA-2002-848	Cameron Park Apartments	158	156	156
CA-2002-850	Community Arms Apartments	133	131	*
CA-2002-851	Sunset Square Apartments	96	94	*
CA-2002-852	Quail Run Apartments	104	84	*
CA-2002-853	Villa Ramona	71	70	*
CA-2002-854	Cedar Park Apartments	81	80	*
CA-2002-855	Monte Vista Gardens Senior Housing II	49	48	*
CA-2002-856	Oak Park Apartments	35	34	*
CA-2002-857	Glen Haven Apartments	81	56	56
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	57
CA-2002-862	Grandon Village Apartments	161	160	*

Table C-1 2004

CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# Of Occupied Tax Credit Units
CA-2002-863	Lake Merritt Apartments	55	54	53
CA-2002-864	Cienega Gardens Apartments	180	178	*
CA-2002-865	Heritage Plaza Apartments	180	156	*
CA-2002-866	Victoria Green	132	105	*
CA-2002-868	El Centro Loretto Apartments	76	75	*
CA-2002-876	Walden Glen Apartments	186	185	176
CA-2002-880	Belvedere Place Apartments	26	25	*
CA-2002-885	Atrium Court Apartments	224	202	*
CA-2002-888	North Park Apartments	80	79	*
CA-2002-890	Hacienda Villa Creek Senior Apartments	80	79	*
CA-2002-892	Highland Creek Apartments	184	183	163
CA-2002-893	Villas at Hamilton Senior Apts.	129	127	*
CA-2002-896	McBride Apartments	80	78	78
CA-2002-900	The Savannah at Southport	228	118	*
CA-2002-901	Dover Woods Senior Apartments	200	198	*
CA-2002-902	Dove Canyon Apartments	120	118	*
CA-2002-903	Solara Court	132	132	*
CA-2002-904	Canyon Springs Apartments	138	29	*
CA-2002-907	Imperial Highway Apartments	46	45	45
CA-2002-910	Orchard Village	48	47	*
CA-2002-913	Creekside Apartments	16	15	*
CA-2002-914	River Gardens Apartments	48	47	*
CA-2002-915	Orchard Manor Apartments	64	63	*
CA-2002-916	The Arc Apartments	9	8	8
CA-2002-917	El Mirage Apartments	34	34	*
CA-2002-922	Hidden Brooks Apartments	201	200	*
CA-2002-924	Heritage Park at Monrovia	78	77	77
CA-2002-929	Palm Terrace Apartments	80	78	*
CA-2002-931	Murphy Ranch	62	61	*
CA-2002-932	Center Pointe Villas	240	236	236
CA-2002-934	Salinas Bay Apartments	95	92	92
CA-2003-002	Geel Place	45	44	*
CA-2003-003	Las Brisas Community Housing	92	90	*
CA-2003-004	Glenneyre Apartments	27	26	*
CA-2003-006	Casa Alegre	23	22	*
CA-2003-103	Parlier Family Apartment	62	61	*
CA-2003-175	Hood Street Family Apartments	27	26	*
CA-2003-185	Jackson Apartments	64	62	*
CA-2003-192	Shafter Senior Manor and Tehachapi Senior I	71	69	*
CA-2003-802	Walnut Grove Senior Apartments	60	59	*
CA-2003-803	101 San Fernando Apartments	323	67	*
CA-2003-805	Los Arcos Apartments	84	83	*
CA-2003-807	LA 78 Preservation Project	78	78	*
CA-2003-808	Town Center Apartments	75	15	*
CA-2003-810	Hollywood Palms Apartments	94	93	*
CA-2003-811	Breezewood Village	122	120	*
CA-2003-814	Bernal Dwellings Apartments	160	156	*
CA-2003-828	Hidden Cove Apartments	88	87	*
CA-2003-830	Pujol Street Senior Apartments	66	65	*
CA-2003-832	Potrero Senior Housing	53	52	*
CA-2003-833	Orchard Park Apartments	144	143	*
CA-2003-834	The Surf Apartments	46	35	*
CA-2003-844	Vista Montana Apartments	132	130	*
CA-2003-847	Channel Island Park Apartments	152	150	*
CA-2003-855	Oroville Apartments	62	61	*

Table C-1 2004

CTCAC Number	Project Name	Total Units	Required # of Tax Credit Units	# Of Occupied Tax Credit Units
CA-2003-856	Willow Oaks Apartments	60	59	*
CA-2003-873	Baywood Apartments	77	76	*
CA-2003-886	Campus Gardens Apartments	126	125	*
CA-2003-891	Azure Park Apartments	212	217	*
CA-2003-896	Heritage Village Apartments	50	49	*
CA-2003-897	Carlton Country Club Villas	130	129	*
CA-2003-901	Westminster Senior Apartments	92	91	*

APPENDIX D

PROGRAM DESCRIPTION



CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

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**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 affordable rental housing for households meeting certain income requirements.

The Committee

The Committee has seven members, including three voting members and four advisors. The voting members include the State Treasurer, who serves as chairman, the State Controller, and the Governor, who may choose to designate the Director of the Department of Finance as his representative. The non-voting members are the Executive Director of the California Housing Finance Agency, the Director of the Department of Housing and Community Development, and two representatives of local governments. 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.

FEDERAL AND STATE HOUSING TAX CREDIT PROGRAMS

The Federal Program

Congress created the federal Low Income Housing Tax Credit Program in 1986. It replaced traditional housing tax incentives, such as accelerated depreciation, with a tax credit that enables low-income housing sponsors and developers to raise project equity through the sale of tax benefits to investors.

The program is regulated through Internal Revenue Code Section 42, and is administered by the Internal Revenue Service, which is part of the U.S. Treasury Department. Section 42 specifies that in each state, the state legislature must designate a "housing credit agency" to administer the Credit program. In California, responsibility for administering the program was assigned to the California Tax Credit Allocation Committee (CTCAC), first by a February 1987 gubernatorial proclamation, and later by enactment of SB 113, Chapter 658, Statutes of 1987. CTCAC is located within the Office of the State Treasurer. The federal tax credit program was granted permanent status with passage of the Omnibus Budget Reconciliation Act of 1993. Prior to receiving permanent program status, Congress authorized the Credit program on an annual basis.

The State Program

Recognizing the extremely high cost of developing housing in California, the state 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. Thus the state program does not stand alone, but instead, supplements the federal tax credit program.

Annual Federal Credits Available

For 2004, each state had an annual housing credit ceiling of \$1.80 per capita, and this amount is indexed for inflation. States may qualify for a pro rata share of credits available annually in a national pool comprised of states' unused credits. Also, any credits returned to a state from a credit recipient can be allocated to new projects. From the total ceiling amount available to California, the Committee allocates credit amounts based upon assessments of eligible project costs, as defined by IRC Section 42. The housing sponsor uses or sells 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 at least 30 years.

Annual State Credits Available

The annual state credit ceiling is currently \$70 million, indexed for inflation and increased by any unused or returned credits from previous years. Investors claim the state credit over a four-year period, rather than the ten-year federal allocation period. The full four-year state credit allocated to a project is deducted from the \$70 million state ceiling, while only the annual federal credit allocated to a project is deducted from the federal ceiling.

Tax-Exempt Bond Financed Projects

Developments 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. The tax credits available are tied to the private activity bond cap limits, but are not deducted from the state's annual tax credit ceiling. 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 projects undergoing rehabilitation. 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 own the project for which the credits are awarded. Tax credits are calculated based on the cost basis of the project, including hard and soft development costs associated with building the project, but not including land costs and other non-depreciable items.

Rent and Income Restrictions

The programs have 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 not exceed either 60% or 50% of the area median income, adjusted for household size. When a project developer or sponsor applies for 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 often 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 below, sponsors generally target a certain number of units to tenants with incomes below 60% or 50% of median to compete successfully.

Long Term Affordability

Under federal law, credit projects must remain affordable for at least 30 years; however, California law generally requires a 55-year compliance period. Regulatory agreements are recorded against each tax 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 sale of tax credits. The Committee must also determine the reasonableness of estimated development, operational and intermediary costs. For each project, the amount of credits needed must be determined at least three times; at application, allocation, and placed-in-service.

How Credit Amounts Are Calculated

In determining the amount of credit for which a project may be eligible, 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. Next, the eligible basis is multiplied by the "applicable fraction", which is the smaller of (1) the percentage of low income units to total units, or, (2) the percentage of square footage of the low income units to the square footage of the total units. This figure is known as the "qualified basis" of the project.

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 projects that are new construction or rehabilitation, which 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 or individual investors through public or private syndication. Investors benefit from the tax credit by purchasing an ownership interest in one or more tax credit housing projects. In turn, investors claim a dollar-for-dollar credit against their tax liability over a ten-year period. Partnership equity contributed to the project in exchange for the credit typically finances 30-60% of the capital costs of project construction.

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

Differences Between the State and Federal Programs

California's tax credit program was structured to mirror the federal program with certain exceptions. In addition to the state credit only being available to projects which also receive a federal credit, other 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 previously subsidized 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 obligated to serve qualified low income tenants for the longest period of time, and projects 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, many good, worthwhile projects are unable to be awarded credit. It also means a rather elaborate set of legal and regulatory rules for determining what projects are awarded credit has been established. State and federal law require at least 10% of the annual credit be awarded to projects that materially involve non-profits. State law also requires 20% of the annual credit be awarded to projects located in rural areas of the state, and 2% of the credit be set-aside for "Small Development" 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) all deferred-payment financing, grants, and subsidies be "committed" at application; and

- (j) with the exception of tax-exempt bond projects, project size is limited to no more than 150 units for non-rural set-aside applications, and 60 units for rural set-aside applications.

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

Application Cycles and TCAC Review Process

State law requires the Committee to hold two or more application cycles each year, unless circumstances warrant a reduction in the number of cycles. The first cycle is generally held in March, and the second 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 to present clearly the characteristics of their project. Staff reviews the application to determine the reasonableness of project costs, the maximum allowable tax credit allocation, and the amount of credit needed for financial feasibility. The application review process generally takes about sixty days to complete.

Point System for Ranking and Scoring Applications

TCAC receives far more applications for tax credit than it has authority to award. (Generally, the demand is roughly twice the supply of available credit.) For that reason, the Committee, in 1999, implemented a point system by which to rank applications. Although it is somewhat complicated by the overlay of statutory set-asides and geographical apportionments, the basic point structure advantages applications that show evidence of leveraging public and some private funds, projects for which the owner and management company have previous affordable housing experience, projects that have locational amenities (for example, being located by a public transit stop), projects that will offer tenants various service amenities (for example, after school computer classes), projects serving the lowest income tenants, "mixed income" projects that have a non-tax credit component of renters, projects that are ready to proceed, projects that attain energy efficiencies, and projects that contribute to neighborhood revitalization. (See the regulations for a fuller explanation.)

Stages of Tax Credit Reservation

Federal law has stringent requirements for making allocations and placing projects in service. A slip in timing could cause the state to lose credits and not be able to access unused credits from other states. It is for this reason that the Committee has established progress requirements that ensure California is in compliance with federal law.

- (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 second calendar year after the year in which the Carryover Allocation is made to place the project in service.
- (4) Issuance of Tax Forms - This is accomplished when conditions of the Final Reservation have been met, the project is "placed in service", or ready for occupancy, and the owner submits various documentation to TCAC for review. TCAC issues IRS Form 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 2004, the Committee allocated a total of \$1.4 million in deductions to 2 such projects and an additional \$8 million in 2004 deductions is pending.