

California Debt Limit Allocation Committee
Final Staff Recommendations to be Considered on April 21, 2004
Qualified Residential Rental Project Applications

RURAL PROJECT POOL: \$77,645,000 available in Round 1																						
APPL.#	APPLICANT	PROJECT NAME	PROJECT CO.	MFH TYPE	HOPE VI/			RENT COMP PTS	GROSS RENT PTS	FAM UNIT PTS	LEVR/GE PTS	CRA PTS	SITE PTS	SERV PTS	NC PTS	BLDG		TOTAL PTS EARNED	TIE-BRKR	REQUST'D AMOUNT	RECOM'D AMOUNT	2003 CARRY FRWD
					AT-RISK PTS	AFFORD PTS	TERM PTS									METHD PTS	PNLTY PTS					
04-072	CSCDA	Brawley Gardens Apts.	Imperial	Family	0	35	10	10	5	5	10	5	7.5	10	10	7	0	114.5	\$87,500	\$7,000,000	\$0	\$7,000,000
04-055	CalHFA	Springs Village Apts.	Sonoma	Family/SN	0	35	10	10	5	5	10	0	10	10	10	7	0	112	\$150,823	\$11,915,000	\$11,915,000	\$0
04-051	CalHFA	Via del Mar Apts.	Santa Cruz	Family/SN	0	35	10	10	5	5	10	0	10	5	10	7	0	107	\$172,436	\$6,725,000	\$6,725,000	\$0
04-073	CSCDA	Heber Family Apts.	Imperial	Family	0	35	10	10	5	5	10	0	7.5	5	10	7	0	104.5	\$79,375	\$6,350,000	\$4,925,000	\$1,425,000
04-019	HA of the City of Santa Paula	Harvard Place Apts.	Ventura	Family/SN	0	35	10	10	5	0	10	0	7.5	10	10	7	0	104.5	\$102,564	\$4,000,000	\$4,000,000	\$0
04-057	CalHFA	Villa Amador 2004	Contra Costa	Family	0	35	0	10	5	5	10	0	10	10	10	7	0	102	\$38,830	\$3,650,000	\$3,650,000	\$0
04-022	PFA of the City of Anderson	SEASONS at Los Robles Apts.	Shasta	Senior	0	35	10	0	5	0	10	15	10	10	0	7	0	102	\$60,345	\$500,000	\$500,000	\$0
04-066	CSCDA	Brawley Elks Senior Apts.	Imperial	Senior	0	35	10	8.4	5	0	10	0	5	5	10	7	0	95.4	\$65,000	\$5,200,000	\$5,200,000	\$0
04-084	CSCDA	Casitas Del Rio Apts. 2004	Solano	Family	20	35	10	0	5	0	10	0	10	0	0	0	90	\$43,590	\$1,700,000	\$1,700,000	\$0	
04-083	CSCDA	Green Valley Apts.	El Dorado	Family	20	25	10	0	5	0	10	0	2.5	10	0	7	0	89.5	\$66,970	\$2,611,812	\$2,611,812	\$0
04-058	Town of Mammoth Lakes	Mammoth Lakes Family Apts.	Mono	Family	0	25	10	10	5	5	10	0	2.5	0	10	7	0	84.5	\$117,021	\$5,500,000	\$5,500,000	\$0
04-082	CSCDA	Oroville Manor Apts.	Butte	Family	10	31	10	0	5	0	10	0	7.5	0	0	2	0	75.5	\$32,417	\$2,301,630	\$2,301,630	\$0
04-046	Affordable Housing Agency	Colusa Avenue Apts.	Madera	Family	10	31	10	0	5	0	10	0	7.5	0	0	0	73.5	\$48,723	\$1,802,744	\$1,802,744	\$0	
Tentative Total - QRRP Rural Project Pool:																				\$59,256,186	\$50,831,186	\$8,425,000
MIXED INCOME POOL: \$194,112,500 available in Round 1																						
APPL.#	APPLICANT	PROJECT NAME	PROJECT CO.	MFH TYPE	HOPE VI/			RENT COMP PTS	GROSS RENT PTS	FAM UNIT PTS	LEVR/GE PTS	CRA PTS	SITE PTS	SERV PTS	NC PTS	BLDG		TOTAL PTS EARNED	TIE-BRKR	REQUST'D AMOUNT	RECOM'D AMOUNT	2003 CARRY FRWD
					AT-RISK PTS	AFFORD PTS	TERM PTS									METHD PTS	PNLTY PTS					
04-024	HA of the County of Sacramento	Seasons at Winter Park Apts.	Sacramento	Family	10	6	10	0	5	0	10	0	10	10	0	7	0	68	\$194,805	\$15,000,000	\$15,000,000	\$0
Tentative Total - QRRP Mixed Income Pool:																				\$15,000,000	\$15,000,000	\$0
GENERAL POOL: \$504,692,500 available in Round 1																						
APPL.#	APPLICANT	PROJECT NAME	PROJECT CO.	MFH TYPE	HOPE VI/			RENT COMP PTS	GROSS RENT PTS	FAM UNIT PTS	LEVR/GE PTS	CRA PTS	SITE PTS	SERV PTS	NC PTS	BLDG		TOTAL PTS EARNED	TIE-BRKR	REQUST'D AMOUNT	RECOM'D AMOUNT	2003 CARRY FRWD
					AT-RISK PTS	AFFORD PTS	TERM PTS									METHD PTS	PNLTY PTS					
04-054	CalHFA	Pacific Grove Senior Apts.	Monterey	Senior	0	35	10	10	5	0	10	15	10	10	10	7	0	122	\$110,000	\$5,280,000	\$5,280,000	\$0
04-052	CalHFA	Coliseum Gardens Apts.	Alameda	Family	20	35	10	0	5	5	10	10	10	10	0	7	0	122	\$166,667	\$19,000,000	\$19,000,000	\$0
04-032	City of Los Angeles	Saenara Apts. 2004	Los Angeles	Senior	0	35	10	10	5	0	10	15	7.5	10	10	7	0	119.5	\$31,159	\$4,300,000	\$4,300,000	\$0
04-030	City of Los Angeles	Pico/Gramercy Apts.	Los Angeles	Family	0	35	10	10	5	5	10	15	7.5	5	10	5	0	117.5	\$121,429	\$8,500,000	\$8,500,000	\$0
04-070	CSCDA	Topaz/Turquoise Apts.	Riverside	Family	0	35	10	10	5	5	10	15	10	10	0	7	0	117	\$93,651	\$5,900,000	\$5,900,000	\$0
04-063	CSCDA	Maple Square Apartment Homes	Alameda	Family	0	35	10	10	5	5	10	15	7.5	0	10	7	0	114.5	\$153,846	\$20,000,000	\$20,000,000	\$0
04-028	City of Los Angeles	Pico New Hampshire Apts.	Los Angeles	Family	0	35	10	10	5	5	10	0	10	10	10	7	0	112	\$137,931	\$4,000,000	\$4,000,000	\$0
04-045	HA of the City of Napa	Magnolia Park Townhomes & Apts.	Napa	Family	0	35	10	10	5	5	10	0	10	10	10	7	0	112	\$146,429	\$4,100,000	\$4,100,000	\$0
04-011	HA of San Francisco	Valencia Gardens Apts.	San Francisco	Family	20	35	10	0	5	5	10	5	10	5	0	7	0	112	\$157,480	\$40,000,000	\$40,000,000	\$0
04-064	CSCDA	Avian Glen Apts.	Solano	Family	0	35	10	10	5	5	10	0	7.5	10	10	7	0	109.5	\$152,941	\$13,000,000	\$13,000,000	\$0
04-027	City of Los Angeles	Barbizon Hotel Apts.	Los Angeles	Family	0	35	10	10	5	5	6.2	10	10	10	0	7	0	108.2	\$140,000	\$7,000,000	\$7,000,000	\$0
04-003	HA of the County of Santa Clara	Opportunity Center of the Midpeninsula Apts.	Santa Clara	Family/SN	0	35	10	10	5	0	10	0	10	10	10	7	0	107	\$113,352	\$9,975,000	\$9,975,000	\$0
04-077	CSCDA	Laurel Gardens Apts.	Solano	Family/SN	0	35	10	10	5	0	10	15	5	5	10	2	0	107	\$134,483	\$3,900,000	\$3,900,000	\$0
04-053	CalHFA	Oak Village Apts. 2004	Alameda	Family	0	35	10	10	5	0	9.2	15	10	10	0	2	0	106.2	\$53,338	\$437,200	\$437,200	\$0
04-056	CalHFA	St Vincent's Gardens Apts.	Santa Barbara	Family	0	35	10	10	5	5	10	0	5	10	10	6	0	106	\$229,730	\$17,000,000	\$17,000,000	\$0
04-020	City of San Jose	Vintage Tower Apts. 2004	Santa Clara	Family	0	35	10	10	5	0	10	15	10	10	0	0	0	105	\$93,220	\$5,500,000	\$5,500,000	\$0
04-071	CSCDA	San Antonio Place Apts.	Santa Clara	Family	0	35	10	10	5	0	10	0	7.5	10	10	7	0	104.5	\$90,847	\$10,719,898	\$10,719,898	\$0
04-026	ABAG	Lincoln Court Senior Housing Apts.	Alameda	Senior	0	35	10	0	5	0	10	15	7.5	5	10	7	0	104.5	\$120,253	\$9,500,000	\$9,500,000	\$0
04-029	City of Los Angeles	Ingram Preservation Properties	Los Angeles	Family	20	35	10	0	5	0	10	15	7.5	0	0	0	0	102.5	\$60,825	\$8,211,370	\$8,211,370	\$0
04-061	CSCDA	Madera Family Apts.	Madera	Family	0	35	10	2.7	5	5	0	15	2.5	10	10	7	0	102.2	\$80,986	\$5,750,000	\$5,750,000	\$0
04-068	CSCDA	Cottonwood Court Apts.	Kern	Family	0	35	10	10	5	5	0	15	5	0	10	7	0	102	\$82,353	\$7,000,000	\$7,000,000	\$0
04-065	CSCDA	Bay Vista at Meadow Park Apts.	Marin	Family	0	35	10	2.1	5	5	10	10	7.5	0	10	7	0	101.6	\$160,550	\$5,000,000	\$5,000,000	\$0
04-085	CSCDA	Fresno Emerald Palms Apts. 2004	Fresno	Family	20	35	10	0	5	5	10	0	5	10	0	0	0	100	\$54,973	\$4,013,000	\$4,013,000	\$0
04-067	CSCDA	Union Square II Apts.	Solano	Family	0	35	10	10	5	5	10	15	7.5	0	0	2	0	99.5	\$125,000	\$3,000,000	\$3,000,000	\$0
04-078	CSCDA	Pilgrim Tower North Apts.	Los Angeles	Senior	0	35	10	10	5	0	4.6	10	7.5	10	0	7	0	99.1	\$40,980	\$10,450,000	\$10,450,000	\$0
04-079	CSCDA	Indio Senior Apts.	Riverside	Senior	0	35	10	0	5	0	0	15	5	10	10	7	0	97	\$77,215	\$6,100,000	\$6,100,000	\$0
04-049	HA of the County of Sacramento	Acacia Meadows Apts.	Sacramento	Family	0	35	10	7.5	5	5	10	0	2.5	10	10	2	0	97	\$94,964	\$13,200,000	\$13,200,000	\$0
04-021	HA of the City of San Buenaventura	Chapel Lane Senior Apts.	Ventura	Senior	0	31	10	8.7	5	0	10	0	5	10	10	7	0	96.7	\$113,158	\$4,300,000	\$4,300,000	\$0
04-010	HA of the City of San Diego	Beyer Courtyard Apts.	San Diego	Family	0	32	10	0	5	5	10	0	7.5	10	10	7	0	96.5	\$101,695	\$6,000,000	\$6,000,000	\$0
04-004	HA of the Co. of Los Angeles	Harmony Creek Senior Housing Apts.	Los Angeles	Senior	0	35	10	10	5	0	10	0	5	5	10	6	0	96	\$74,324	\$6,000,000	\$6,000,000	\$0

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GENERAL POOL: \$504,692,500 available in Round 1 (continued)

APPL.#	APPLICANT	PROJECT NAME	PROJECT CO.	MFH TYPE	HOPE VI/			RENT COMP PTS	GROSS RENT PTS	FAM UNIT PTS	LEVR'GE PTS	CRA PTS	SITE PTS	SERV PTS	NC PTS	BLDG		TOTAL		REQUST'D AMOUNT	RECOM'D AMOUNT	2003 CARRY FRWD
					AT-RISK PTS	AFFORD PTS	TERM PTS									METHD PTS	PNLTY PTS	EARNED PTS	TIE-BRKR			
04-018	County of Contra Costa	Lakeside Apts.	Contra Costa	Family	0	35	10	0	5	0	10	15	10	10	0	1	0	96	\$96,721	\$11,800,000	\$11,800,000	\$0
04-050	CalHFA	Citrus Grove Apts.	San Bernardino	Family	0	35	10	10	5	5	10	0	5	10	0	2	0	92	\$77,347	\$3,790,000	\$3,790,000	\$0
04-069	CSCDA	Las Flores Village Apts.	San Diego	Family	0	25	10	5.9	5	5	7.9	0	5	10	10	7	0	90.8	\$122,727	\$13,500,000	\$13,500,000	\$0
04-031	City of Los Angeles	Witmer Manor Preservation Project	Los Angeles	Family	20	30	10	0	5	0	9.6	5	2.5	0	0	2	0	84.1	\$37,118	\$8,834,003	\$8,834,003	\$0
04-081	CSCDA	Rancho Santa Fe Village Apts.	San Diego	Senior	0	25	10	8.1	5	0	3.8	0	5	10	10	7	0	83.9	\$108,333	\$13,000,000	\$13,000,000	\$0
04-017	City of Hayward	Lord Tennyson Apts.	Alameda	Family	0	35	10	0	5	0	10	0	10	10	0	1	0	81	\$42,810	\$10,659,786	\$10,659,786	\$0
04-009	County of Orange	Woodbridge Manor Senior Apts.	Orange	Senior	0	26	10	10	5	0	10	0	7.5	10	0	2	0	80.5	\$63,636	\$11,605,000	\$11,605,000	\$0
04-062	CSCDA	Rancho Niguel Apts.	Orange	Family	0	35	10	10	5	0	0	0	7.5	10	0	2	0	79.5	\$121,451	\$6,194,000	\$6,194,000	\$0
04-059	CSCDA	Harriet Tubman Terrace Apts.	Alameda	Senior	0	26	10	0	5	0	6.3	5	10	10	0	7	0	79.3	\$88,889	\$8,000,000	\$8,000,000	\$0
04-044	HA of the County of Sacramento	Sierra Sunrise Senior Apts.	Sacramento	Senior	10	30	10	0	5	0	4.6	0	7.5	10	0	1	0	78.1	\$59,325	\$6,941,000	\$6,941,000	\$0
04-060	CSCDA	Almaden Place Apts.	Santa Clara	Family	0	35	10	6.8	5	0	7.9	0	10	0	0	2	0	76.7	\$66,822	\$7,150,000	\$7,150,000	\$0
04-075	CSCDA	Hannon Seaview Apts.	Monterey	Family	0	26	10	10	5	5	0	0	10	10	0	0	0	76	\$90,226	\$12,000,000	\$12,000,000	\$0
04-048	City of Richmond	Baycliff Apts. (formerly Hilltop Apts.)	Contra Costa	Family	0	25	10	3.9	5	0	3.6	0	10	10	0	7	0	74.5	\$84,956	\$28,800,000	\$28,800,000	\$0
04-080	CSCDA	Bristol Apts.	Solano	Family	0	25	10	0	5	5	0	0	2.5	10	10	7	0	74.5	\$102,970	\$10,400,000	\$10,400,000	\$0
04-023	RDA of the City of Lancaster	Aurora Village II	Los Angeles	Senior	0	35	10	4.2	5	0	0	0	2.5	0	10	7	0	73.7	\$56,232	\$7,760,000	\$7,760,000	\$0
04-076	CSCDA	Hawaiian Gardens Apts. 2004	Los Angeles	Family	0	21	10	10	5	0	0	5	10	10	0	1	0	72	\$104,265	\$22,000,000	\$22,000,000	\$0
04-074	CSCDA	Casa Escondida Apts.	San Diego	Senior	0	25	10	0.9	5	0	0	10	10	10	0	0	0	70.9	\$76,220	\$25,000,000	\$25,000,000	\$0
Tentative Total - QRRP General Pool:																				\$474,570,257	\$474,570,257	\$0