

California Debt Limit Allocation Committee
September 11, 2002 Final Staff Recommendations to be Considered on September 23, 2002
Qualified Residential Rental Project Applications

RURAL PROJECT POOL: \$35,350,000 available in Round 3																					
APPL#	APPLICANT	PROJECT NAME	PROJECT COUNTY	MFH TYPE	AT-RISK PTS	AFFORD PTS	TERM PTS	RENT COMP PTS	FAM UNIT PTS	LEVR'GE PTS	CRA PTS	SITE PTS	SRVC PTS	NC PTS	BLDG METHD PTS	PNLTY PTS	TOTAL PTS EARNED	TIE-BRKR	REQUESTED AMOUNT	2001* CARRYFWD TRANSFER	RECOMMENDED AMOUNT
02-171	CHFA	Cedar Park Apts.	Nevada	Family	0	30	10	10	5	9.5	5	5	10	10	7	0	101.5	\$72,688	\$5,815,000	\$0	\$5,815,000
02-201	CSCDA	Waterford Sr. Housing Apts.	Stanislaus	Senior	0	25	10	10	0	10	15	7.5	5	10	7	0	99.5	\$43,750	\$3,500,000	\$715,000	\$2,785,000
02-207	CSCDA	North Park Apts.	Tulare	Family	0	25	10	6.2	5	0	15	5	10	10	7	0	93.2	\$43,038	\$3,400,000	\$0	\$3,400,000
02-122	CDC of the Co. of Mendocino	Orchard Manor Apts.	Mendocino	Family	20	35	10	0	0	10	0	10	0	0	7	0	92	\$30,610	\$1,928,400	\$0	\$1,928,400
02-119	HA of the City of Wasco	El Mirage Apts.	Kern	Family	0	35	10	0	0	10	0	10	10	10	7	0	92	\$55,882	\$1,900,000	\$0	\$1,900,000
02-169	CHFA	White Rock Village Apts.	El Dorado	Family	0	35	4	10	5	10	0	5	10	10	1	0	90	\$75,140	\$13,375,000	\$0	\$13,375,000
02-120	CDC of the Co. of Mendocino	Orchard Village Apts.	Mendocino	Family	20	35	10	0	0	10	0	7.5	0	0	7	0	89.5	\$34,043	\$1,600,000	\$0	\$1,600,000
02-121	CDC of the Co. of Mendocino	River Gardens Apts.	Mendocino	Family	20	35	10	0	0	10	0	7.5	0	0	2	0	84.5	\$29,787	\$1,400,000	\$0	\$1,400,000
02-186	CSCDA	Larkspur Apts.	Riverside	Family	0	25	10	10	5	0	5	2.5	0	10	7	0	74.5	\$75,000	\$3,000,000	\$0	\$3,000,000
Tentative Total - QRRP Rural Project Pool:																			\$35,918,400	\$715,000	\$35,203,400

MIXED INCOME POOL: \$126,250,000 available in Round 3																					
APPL#	APPLICANT	PROJECT NAME	PROJECT COUNTY	MFH TYPE	AT-RISK PTS	AFFORD PTS	TERM PTS	RENT COMP PTS	FAM UNIT PTS	LEVR'GE PTS	CRA PTS	SITE PTS	SRVC PTS	NC PTS	BLDG METHD PTS	PNLTY PTS	TOTAL PTS EARNED	TIE-BRKR	REQUESTED AMOUNT	2001* CARRYFWD TRANSFER	RECOMMENDED AMOUNT
02-128	ABAG	Darling Florist Building Apts.	Alameda	Family	0	6	10	10	0	10	15	10	10	10	2	0	83	\$675,000	\$4,725,000	\$0	\$4,725,000
02-126	ABAG	Fine Arts Building Apts.	Alameda	Family	0	6	10	10	0	10	15	10	10	10	2	0	83	\$710,000	\$14,200,000	\$0	\$14,200,000
02-127	ABAG	Bachenheimer Building Apts.	Alameda	Family	0	6	10	10	0	10	15	10	10	10	2	0	83	\$922,222	\$8,300,000	\$155,000	\$8,145,000
02-146	ABAG	The Crossing Apts.	San Mateo	Family	0	6	10	10	0	5.2	15	10	10	10	2	0	78.2	\$1,166,667	\$35,000,000	\$0	\$35,000,000
02-030	RDA of the Ci. of Sacramento	18th & L Apts.	Sacramento	Family	0	6	10	10	0	10	0	10	10	10	7	0	73	\$679,839	\$21,075,000	\$0	\$21,075,000
02-145	City of Simi Valley	Parker Ranch Apts.	Ventura	Family	0	6	10	10	0	9.1	0	10	10	10	7	0	72.1	\$370,370	\$30,000,000	\$0	\$30,000,000
02-123	CRA of the Ci. of Los Angeles	Metropolitan Lofts Apts.	Los Angeles	Family	0	6	10	10	0	0	15	7.5	10	10	0	0	68.5	\$1,019,231	\$53,000,000	\$0	\$0
02-197	CSCDA	Coventry Place Apts.	Fresno	Family	0	6	10	10	5	3.9	0	5	10	10	7	0	66.9	\$573,655	\$16,062,346	\$0	\$0
02-212	CSCDA	Canyon Springs Apts.	Fresno	Family	0	6	10	10	5	3.5	0	5	10	10	7	0	66.5	\$451,541	\$13,094,677	\$0	\$0
02-161	HA of the Ci. of Sacramento	The Lofts Apts.	Sacramento	Family	0	6	10	10	0	0.6	0	0	10	10	0	0	46.6	\$565,526	\$21,490,000	\$0	\$0
Tentative Total - QRRP Mixed Income Pool:																			\$216,947,023	\$155,000	\$113,145,000

The following Mixed Income Project was WITHDRAWN by the applicant																					
APPL#	APPLICANT	PROJECT NAME	PROJECT COUNTY	MFH TYPE	AT-RISK PTS	AFFORD PTS	TERM PTS	RENT COMP PTS	FAM UNIT PTS	LEVR'GE PTS	CRA PTS	SITE PTS	SRVC PTS	NC PTS	BLDG METHD PTS	PNLTY PTS	TOTAL PTS EARNED	TIE-BRKR	REQUESTED AMOUNT	2001* CARRYFWD TRANSFER	RECOMMENDED AMOUNT
02-181	CSCDA	Artisan Sr. Housing Apts.	San Joaquin	Senior	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0	\$6,423,700	\$0	\$0

* Carryforward allocation awarded in 2001 for which bonds were not issued. This allocation can only be transferred to a project with the same issuer as the original 2001 allocation.

- 1/ Score revised on appeal.
- 2/ Corrected score.
- 3/ Appeal of Preliminary Recommendation denied by Staff. No change in score.
- 4/ Staff intends to recommend to the Committee that balances remaining in other Pools be transferred to fund all viable mixed income projects.

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GENERAL POOL: \$493,614,797 available in Round 3

APPL#	APPLICANT	PROJECT NAME	PROJECT COUNTY	MFH TYPE	AT-RISK PTS	AFFORD PTS	TERM PTS	RENT COMP PTS	FAM UNIT PTS	LEVR'GE PTS	CRA PTS	SITE PTS	SRVC PTS	NC PTS	BLDG METHD PTS	PNLTY PTS	TOTAL PTS EARNED	TIE-BRKR	REQUESTED AMOUNT	2001* CARRYFWD TRANSFER	RECOMMENDED AMOUNT
02-167	CHFA	Villa Madera Apts.	Ventura	Family	0	30	10	10	5	10	15	10	10	10	7	0	117	\$99,296	\$7,050,000	\$0	\$7,050,000
02-209	City of Los Angeles	Lorena Terrace Apts.	Los Angeles	Family	0	35	10	10	5	10	10	10	10	10	7	0	117	\$138,298	\$6,500,000	\$0	\$6,500,000
02-180	Ci. & Co. of San Francisco	Folsom/Dore Apts.	San Francisco	Family/SN	0	35	10	10	0	10	15	10	10	10	7	0	117	\$171,875	\$16,500,000	\$0	\$16,500,000
02-157	City of San Jose	Monte Vista Gardens Sr. Hsg. II Apts.	Santa Clara	Senior	0	35	10	8.5	0	10	15	7.5	10	10	7	0	113	\$76,354	\$200,000	\$200,000	\$0
02-210	City of Los Angeles	Colonia Corona Apts.	Los Angeles	Family	0	35	10	10	5	10	15	10	10	0	7	0	112	\$105,612	\$10,350,000	\$0	\$10,350,000
02-152	City of Long Beach	Grisham Community Hsg. Apts.	Los Angeles	Family	0	35	10	10	5	10	15	10	10	0	7	0	112	\$112,872	\$10,610,000	\$0	\$10,610,000
02-147	City of Los Angeles	Central City Apts.	Los Angeles	Family	0	35	10	10	5	10	15	7.5	10	0	7	0	109.5	\$24,131	\$1,472,000	\$0	\$1,472,000
02-205	CSCDA	Main Plaza Apts.	San Diego	Family	0	25	10	8.6	5	10	15	7.5	10	10	7	0	108.1	\$19,048	\$2,000,000	\$2,000,000	\$0
02-204	CSCDA	Oak Creek Sr. Villas Apts.	Ventura	Senior	0	26	10	10	0	10	15	10	10	10	7	0	108	\$111,161	\$6,225,000	\$6,225,000	\$0
02-136	City of Los Angeles	Victor Apts.	Los Angeles	Family	0	35	10	10	0	10	15	10	10	0	7	0	107	\$101,042	\$3,738,550	\$0	\$3,738,550
02-142	ABAG	Villas Del Paraiso Apts.	Santa Cruz	Family	0	35	10	10	5	10	10	5	10	10	2	0	107	\$120,000	\$6,000,000	\$0	\$6,000,000
02-206	CSCDA	Olen Jones Sr. Apts.	San Bernardino	Senior	0	35	10	10	0	10	5	10	10	10	6	0	106	\$69,158	\$6,570,000	\$1,415,000	\$5,155,000
02-139	RDA of the Ci. & Co. of San Francisco	Mission Creek Sr. Community Apts.	San Francisco	Senior	0	35	10	10	0	10	15	10	5	10	0	0	105	\$147,482	\$20,500,000	\$0	\$20,500,000
02-137	Ci. & Co. of San Francisco	Carter Terrace Apts.	San Francisco	Family	0	35	10	10	5	10	0	7.5	10	10	7	0	104.5	\$170,000	\$17,000,000	\$0	\$17,000,000
02-214	CSCDA	Los Arcos Apts.	San Diego	Senior	0	35	10	10	0	10	0	10	10	10	7	0	102	\$8,273	\$686,659	\$686,659	\$0
02-200	City of Oceanside	Vintage Pointe Sr. Apts., Phase II	San Diego	Senior	0	35	10	10	0	9.7	0	10	10	10	7	0	101.7	\$67,262	\$11,300,000	\$0	\$11,300,000
02-168	CHFA	Gateway Santa Clara Apts.	Santa Clara	Senior	0	35	10	8.5	0	10	0	10	10	10	7	0	100.5	\$141,098	\$5,785,000	\$0	\$5,785,000
02-170	CHFA	Fremont Oak Gardens Apts.	Alameda	Senior/SN	0	35	10	10	0	10	0	7.5	10	10	7	0	99.5	\$128,000	\$6,400,000	\$0	\$6,400,000
02-198	CSCDA	The Grove Apts.	Merced	Family	0	25	10	6	5	10	10	5	10	10	7	0	98	\$63,384	\$12,803,657	\$12,803,657	\$0
02-189	City of Moorpark	Vintage Crest Sr. Apts.	Ventura	Senior	0	28	10	10	0	10	15	7.5	10	10	7	0	97.5	\$84,656	\$16,000,000	\$0	\$16,000,000
02-138	RDA of the Ci. & Co. of San Francisco	Leland Polk Sr. Community Apts.	San Francisco	Senior	0	35	10	10	0	10	10	10	10	0	2	0	97	\$143,712	\$10,203,529	\$0	\$10,203,529
02-140	RDA of the Ci. & Co. of San Francisco	Derek Silva Community Apts.	San Francisco	Family/SN	0	35	10	10	0	10	10	10	10	0	2	0	97	\$195,588	\$13,300,000	\$0	\$13,300,000
02-042	CHFA	Parkwood Apts.	Orange	Senior	0	35	10	5.3	0	10	5	2.5	10	10	7	0	94.8	\$60,000	\$6,000,000	\$0	\$6,000,000
02-195	CSCDA	Lincoln Terrace Apts.	Placer	Family	0	25	10	10	5	0	10	7.5	10	10	7	0	94.5	\$75,696	\$5,980,000	\$1,595,387	\$4,384,613
02-156	City of Novato	Creekside at Meadow Park Apts.	Marin	Family	0	35	10	10	5	10	5	7.5	0	10	0	0	92.5	\$197,368	\$15,000,000	\$0	\$15,000,000
02-166	CHFA	4S Ranch Apts.	San Diego	Family	0	35	10	10	5	6.4	0	0	5	10	7	0	88.4	\$95,678	\$11,290,000	\$0	\$11,290,000
02-172	CHFA	Laguna Canyon Apts.	Orange	Family	0	30	10	10	5	10	0	0	5	10	7	0	87	\$70,847	\$8,360,000	\$0	\$8,360,000
02-199	City of Simi Valley	Vintage Paseo Sr. Apts.	Ventura	Senior	0	32	10	0	0	0	10	7.5	10	10	7	0	86.5	\$85,714	\$15,000,000	\$0	\$15,000,000
02-160	HA of the Ci. of Sacramento	Atrium Court Apts.	Sacramento	Family	0	33	10	10	5	8.5	0	0	10	10	0	0	86.5	\$96,089	\$17,200,000	\$0	\$17,200,000
02-203	CSCDA	Heritage Park at Glendale Apts.	Los Angeles	Senior	0	31	10	10	0	10	0	10	5	10	0	0	86	\$121,569	\$6,200,000	\$0	\$6,200,000
02-133	CSCDA	River Run Sr. Apts.	Riverside	Senior	0	25	10	10	0	10	0	7.5	5	10	7	0	84.5	\$56,601	\$20,150,000	\$0	\$20,150,000
02-184	HA of the Co. of Sacramento	Terracina Park Meadows Apts.	Sacramento	Family	0	25	10	10	0	10	0	2.5	10	10	7	0	84.5	\$100,917	\$11,000,000	\$0	\$11,000,000
02-183	CSCDA	Osborne Place Manors Apts.	Los Angeles	Family	0	25	10	10	5	0	0	7.5	10	10	7	0	84.5	\$144,898	\$7,100,000	\$0	\$7,100,000
02-159	City of San Jose	Fallen Leaves Apts.	Santa Clara	Family	0	35	10	0	0	10	0	5	5	10	7	0	82	\$118,239	\$18,000,000	\$200,000	\$18,000,000
02-196	CSCDA	The Knolls at Green Valley Apts.	El Dorado	Family	0	25	10	7.9	5	0	0	5	10	10	7	0	79.9	\$73,246	\$13,990,000	\$0	\$13,990,000
02-118	ABAG	Almaden Family Apts.	Santa Clara	Family	0	30	10	2.7	0	0	0	10	10	10	7	0	79.7	\$124,843	\$27,840,000	\$0	\$27,840,000
02-129	ABAG	Southport Apts.	Yolo	Family	0	20	10	10	5	0	0	7.5	10	10	6	0	78.5	\$178,686	\$21,085,000	\$0	\$21,085,000
02-208	City of Los Angeles	LA 78 Preservation Apts.	Los Angeles	Family	20	30	10	0	0	0	0	10	0	0	7	0	77	\$33,322	\$2,599,154	\$0	\$2,599,154
02-202	CSCDA	Heritage Park at Cathedral City Apts.	Riverside	Senior	0	31	10	2.8	0	0	15	7.5	0	10	0	0	76.3	\$52,980	\$8,000,000	\$0	\$8,000,000
02-151	CDC of the Co. of Los Angeles	Imperial Highway Apts.	Los Angeles	Family	20	30	10	0	5	0	0	10	0	0	1	0	76	\$66,667	\$3,000,000	\$0	\$3,000,000
02-135	City of Los Angeles	L.A. Colorado Terrace Apts.	Los Angeles	Senior	0	22	8	10	0	10	0	5	0	10	7	0	72	\$245,238	\$10,300,000	\$0	\$10,300,000
02-078	CSCDA	Village Green II Apts.	Santa Clara	Senior/AL	0	25	10	0	0	0	0	7.5	10	10	7	0	69.5	\$107,070	\$10,600,000	\$0	\$10,600,000
02-185	CSCDA	Victoria Woods Sr. Apts.	Solano	Senior	0	25	10	10	0	0	0	2.5	5	10	6	0	68.5	\$58,333	\$11,550,000	\$0	\$11,550,000
02-141	CRA of the Ci. of Los Angeles	Pico Union Scattered Site Prsrv. Apts.	Los Angeles	Family/Sr.	0	30	10	2.5	0	10	0	5	10	0	0	0	67.5	\$46,153	\$18,000,000	\$0	\$18,000,000
02-148	CDC of the Co. of Los Angeles	Palmdale Gardens Apts.	Los Angeles	Senior	0	35	4	10	0	0	0	10	0	0	7	0	66	\$36,093	\$2,707,000	\$0	\$2,707,000
02-149	CDC of the Co. of Los Angeles	Tres Lomas Sr. Apts.	Los Angeles	Senior	0	35	4	10	0	0	0	10	0	0	7	0	66	\$43,165	\$2,142,445	\$0	\$1,942,445
02-158	City of San Jose	Ensenanza Apts.	Santa Clara	Family	0	26	10	0	0	10	0	7.5	0	10	0	0	63.5	\$179,487	\$14,000,000	\$0	\$14,000,000
02-095	HA of the Ci. of San Diego	Stonewood Garden Apts.	San Diego	Family	0	16	10	10	0	0	0	10	10	0	7	0	63	\$140,321	\$19,645,000	\$0	\$19,645,000
02-188	CSCDA	Heritage Park at Huntington Beach Apts.	Orange	Senior	0	30	10	0	0	0	0	7.5	0	0	0	0	48.5	\$80,357	\$9,000,000	\$0	\$9,000,000

Tentative Total - QRRP General Project Pool: \$507,732,994 \$25,125,703 \$482,407,291

* Carryforward allocation awarded in 2001 for which bonds were not issued. This allocation can only be transferred to a project with the same issuer as the original 2001 allocation.

1/ Score revised on appeal.

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The following General Pool projects were WITHDRAWN by the applicant:

02-182	CSCDA	Bay Ridge Apts.	Solano	Family	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0	\$4,000,000	\$0	\$0
02-150	CDC of the Co. of Los Angeles	LA HUD Portfolio Apts.	Los Angeles	Family	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0	\$6,500,000	\$0	\$0
02-153	RDA of the Ci. of Lancaster	Oakridge Terrace Apts.	Los Angeles	Family	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0	\$9,300,000	\$0	\$0
02-125	City of Carlsbad	The Afford. Housing at the Greens Apts.	San Diego	Family	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0	\$20,000,000	\$0	\$0