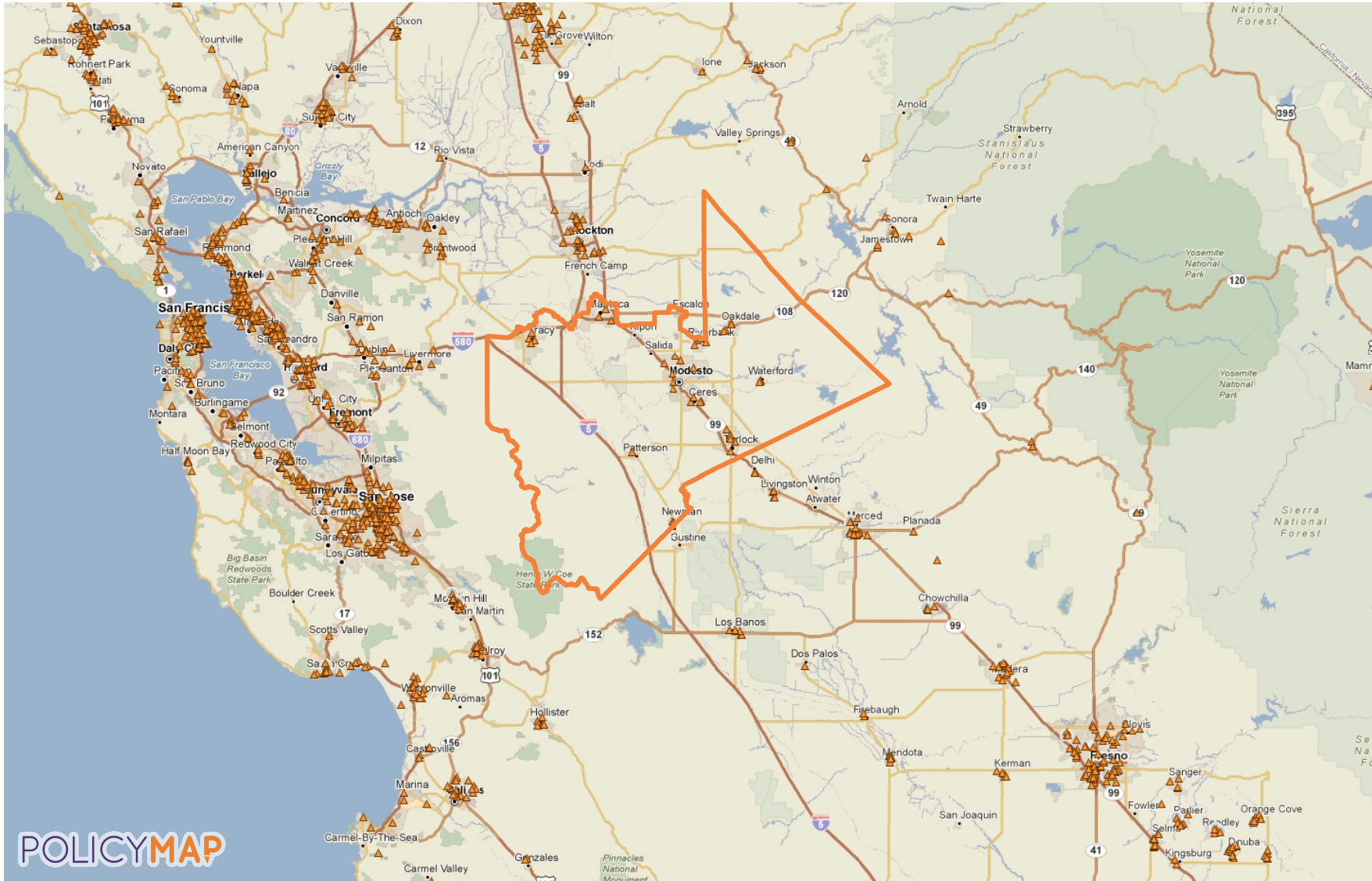




**NOVOGRADAC  
& COMPANY** LLP®

CERTIFIED PUBLIC ACCOUNTANTS

# LIHTC Properties in California's 10th District (Josh Harder - D) Through 2016



## LIHTC Properties in California Through 2016

| Project Name               | Address                | City      | State | Zip Code | Nonprofit Sponsor | Allocation Year   | Annual Allocated Amount | Year Placed in Service | Construction Type     | Total Units | Low Income Units | Rent or Income Ceiling | Credit Percentage  | Tax-Exempt Bond | HUD Multi-Family Financing/Rental Assistance |
|----------------------------|------------------------|-----------|-------|----------|-------------------|-------------------|-------------------------|------------------------|-----------------------|-------------|------------------|------------------------|--------------------|-----------------|--|
| GATEWAY VILLAGE (MODESTO)  | 800 PARADISE RD        | MODESTO   | CA    | 95351    |                   | Insufficient Data | Insufficient Data       | Insufficient Data      | Not Indicated         | 48          |                  |                        | Not Indicated      |                 |  |
| RIVERVIEW GARDEN           | 2701 TOPEKA ST         | RIVERBANK | CA    | 95367    |                   | 2013              | Insufficient Data       | Insufficient Data      | Not Indicated         | 41          |                  |                        | Not Indicated      |                 |  |
| LIVE OAK APTS              | 1900 OAKDALE RD        | MODESTO   | CA    | 95355    | No                | 1987              | \$26,991                | 1988                   | New Construction      | 328         | 69               | 50% AMGI               | 70 % present value | No              |  |
| OAKDALE SENIOR CENTER      | 470 E A ST             | OAKDALE   | CA    | 95361    | No                | 1991              | \$211,048               | 1993                   | New Construction      | 80          | 80               | 60% AMGI               | 70 % present value | No              |  |
| SHERWOOD MANOR SENIOR APTS | 733 MAZE BLVD          | MODESTO   | CA    | 95351    | No                | 1992              | \$194,156               | 1994                   | New Construction      | 38          | 37               | 60% AMGI               | 70 % present value | No              |  |
| MOUNTAIN VIEW TOWNHOMES    | 377 W MOUNT DIABLO AVE | TRACY     | CA    | 95376    | No                | 1995              | \$336,593               | 1997                   | New Construction      | 37          | 36               | 60% AMGI               | 70 % present value | No              |  |
| WESTERN HEIGHTS APTS       | 128 S WESTERN AVE      | WATERFORD | CA    | 95386    | No                | 1996              | \$227,757               | 1997                   | New Construction      | 40          | 40               | 60% AMGI               | 70 % present value | No              |  |
| ASHWOOD VILLAGE APTS       | 2800 W RUMBLE RD       | MODESTO   | CA    | 95350    | No                | 1997              | \$261,340               | 1998                   | New Construction      | 119         | 119              | 60% AMGI               | 30 % present value | Yes             |  |
| LAKE PARK APTS             | 381 W HAWKEYE AVE      | TURLOCK   | CA    | 95380    | No                | 1999              | \$175,026               | 1999                   | Acquisition and Rehab | 104         | 103              | 60% AMGI               | 30 % present value | Yes             |  |
| PARKWOOD APTS              | 3800 CROWELL RD        | TURLOCK   | CA    | 95382    | No                | 1999              | \$201,903               | 2000                   | Acquisition and Rehab | 180         | 178              | 60% AMGI               | 30 % present value | Yes             |  |
| STANDIFORD GARDENS         | 301 STANDIFORD AVE     | MODESTO   | CA    | 95350    | No                | 1999              | \$491,503               | 2000                   | Acquisition and Rehab | 250         | 249              | 60% AMGI               | 30 % present value | Yes             |  |
| STONE PINE MEADOW          | 229 W GRANT LINE RD    | TRACY     | CA    | 95376    | No                | 1998              | \$271,059               | 2000                   | New Construction      | 72          | 71               | 60% AMGI               | 30 % present value | Yes             |  |
| WESTSIDE VILLAGE (NEWMAN)  | 2030 PRINCE ST         | NEWMAN    | CA    | 95360    | No                | 1999              | \$101,004               | 2000                   | New Construction      | 40          | 39               | 50% AMGI               | 30 % present value | Yes             |  |

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|---------------------------|---------------------|-----------|-------|----------|-------------------|-----------------|-------------------------|------------------------|-----------------------|-------------|------------------|------------------------|--------------------|-----------------|--|
| SUNRISE VISTA APTS        | 401 F ST            | WATERFORD | CA    | 95386    | No                | 1999            | \$400,823               | 2001                   | New Construction      | 58          | 57               | 60% AMGI               | 70 % present value | No              |  |
| WOODSTONE APTS            | 4221 TULLY RD       | MODESTO   | CA    | 95356    | No                | 2000            | \$238,486               | 2001                   | New Construction      | 56          | 55               | 60% AMGI               | 30 % present value | Yes             |  |
| UNION COURT APTS          | 940 S UNION RD      | MANTECA   | CA    | 95337    | No                | 2001            | \$241,885               | 2002                   | Acquisition and Rehab | 68          | 62               | 60% AMGI               | 30 % present value | Yes             |  |
| CHERRY TREE VILLAGE       | 139 W MINNESOTA AVE | TURLOCK   | CA    | 95382    | No                | 2000            | \$642,689               | 2002                   | New Construction      | 104         | 82               | 60% AMGI               | 70 % present value | No              |  |
| ALMOND TERRACE            | 2004 EVANS RD       | CERES     | CA    | 95307    | No                | 2002            | \$428,215               | 2003                   | Acquisition and Rehab | 46          | 45               | 60% AMGI               | 70 % present value | No              |  |
| WHITMORE OAKS APTS        | 2617 BLAKER RD      | CERES     | CA    | 95307    | No                | 2002            | \$443,272               | 2003                   | New Construction      | 53          | 52               | 60% AMGI               | 70 % present value | No              |  |
| ROLLING HILLS VILLAGE     | 2110 PRINCE ST      | NEWMAN    | CA    | 95360    | No                | 2003            | \$523,892               | 2004                   | New Construction      | 52          | 51               | 60% AMGI               | 70 % present value | No              |  |
| RIVER CREST               | 2809 DELLA DR       | CERES     | CA    | 95307    | No                | 2003            | \$258,984               | 2005                   | New Construction      | 36          | 35               | 60% AMGI               | 70 % present value | No              |  |
| TRACY VILLAGE APTS        | 435 E SIXTH ST      | TRACY     | CA    | 95376    | No                | 2005            | \$148,836               | 2005                   | Acquisition and Rehab | 72          | 71               | 60% AMGI               | 30 % present value | Yes             |  |
| WILLOW POINT APTS         | 6050 VENHAUS WAY    | RIVERBANK | CA    | 95367    | No                | 2004            | \$146,380               | 2005                   | New Construction      | 25          | 24               | 60% AMGI               | 70 % present value | No              |  |
| CRANE TERRACE APTS        | 1318 E CANAL DR     | TURLOCK   | CA    | 95380    | No                | 2004            | \$416,467               | 2006                   | New Construction      | 44          | 43               | 60% AMGI               | 70 % present value | No              |  |
| TRACY GARDEN VILLAGE APTS | 662 E ST            | TRACY     | CA    | 95376    |                   | 2007            | \$265,134               | 2008                   | Acquisition and Rehab | 88          | 87               | 60% AMGI               | 30 % present value | Yes             |  |
| TRACY SENIOR APTS         | 902 W 12TH ST       | TRACY     | CA    | 95376    |                   | 2005            | \$258,295               | 2008                   | New Construction      | 50          | 49               | 60% AMGI               | 30 % present value | Yes             |  |

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|----------------------------|-------------------------|-----------|-------|----------|-------------------|-----------------|-------------------------|------------------------|-----------------------|-------------|------------------|------------------------|--------------------------------|-----------------|--|
| OAKRIDGE APTS              | 10 WILLOWOOD DR         | OAKDALE   | CA    | 95361    |                   | 2010            | \$154,863               | 2010                   | Acquisition and Rehab | 41          | 40               | 60% AMGI               | 30 % present value             | Yes             |  |
| RIVERBANK FAMILY APTS      | 3952 PATTERSON RD       | RIVERBANK | CA    | 95367    | No                | 2008            | \$1,219,847             | 2010                   | New Construction      | 65          | 64               | 60% AMGI               | 70 % present value             | No              | No   |
| MAGNOLIA COURT             | 774 N GRANT AVE         | MANTECA   | CA    | 95336    | No                | 2009            | Insufficient Data       | 2011                   | New Construction      | 52          | 51               | 60% AMGI               | 70 % present value             | No              |  |
| NEWMAN FAMILY APTS         | 751 DRISKELL AVE        | NEWMAN    | CA    | 95360    | Yes               | 2009            | \$954,928               | 2011                   | New Construction      | 68          | 67               | 60% AMGI               | 70 % present value             | No              |  |
| BELAGIO APTS               | 1201 E ATHERTON DR      | MANTECA   | CA    | 95337    | No                | 2011            | \$898,940               | 2012                   | New Construction      | 152         | 152              | 60% AMGI               | 30 % present value             | Yes             | No   |
| WATERFORD GARDENS          | 12313 DORSEY ST         | WATERFORD | CA    | 95386    | Yes               | 2010            | \$733,900               | 2012                   | Acquisition and Rehab | 50          | 50               | 60% AMGI               | 70 % present value             | No              | No   |
| HERITAGE OAK SENIOR APTS   | 730 OLD STOCKTON RD     | OAKDALE   | CA    | 95361    | Yes               | 2011            | \$366,476               | 2012                   | New Construction      | 50          | 49               | 60% AMGI               | 30 % present value             | Yes             | No   |
| GARDEN APTS                | 40 N LEE AVE            | OAKDALE   | CA    | 95361    | Yes               | 2012            | \$299,253               | 2013                   | Acquisition and Rehab | 41          | 41               | 60% AMGI               | 70 % present value             | No              | Yes  |
| RIVERBANK SENIOR APTS      | 3101 ORANGE AVE         | RIVERBANK | CA    | 95367    | Yes               | 2011            | \$324,662               | 2013                   | New Construction      | 20          | 19               | 60% AMGI               | 70 % present value             | No              | No   |
| ARCHWAY COMMONS            | 1093 CARVER RD          | MODESTO   | CA    | 95350    | Yes               | 2011            | \$835,354               | 2013                   | New Construction      | 76          | 75               | 60% AMGI               | 70 % present value             | No              | No   |
| AVENA BELLA APTS           | 500 W LINWOOD AVE       | TURLOCK   | CA    | 95380    | Yes               | 2011            | \$880,561               | 2013                   | New Construction      | 80          | 79               | 60% AMGI               | 70 % present value             | No              | No   |
| CASA GRANDE APARTMENTS     | 3100 E. Whitmore Avenue | Ceres     | CA    | 95307    | Yes               | 2010            | \$690,099               | 2014                   | Acquisition and Rehab | 100         | 99               | 60% AMGI               | 30 % present value             | Yes             | Yes  |
| PATTERSON PLACE APARTMENTS | 670 North 6th Street    | Patterson | CA    | 95363    | No                | 2013            | \$343,978               | 2014                   | Acquisition and Rehab | 40          | 39               | 60% AMGI               | Both 30% and 70% present value | No              | Yes  |

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| RIVERVIEW GARDEN APARTMENTS | 2701 Topeka Street | Riverbank | CA    | 95367    | No                | 2013            | \$362,689               | 2014                   | Acquisition and Rehab | 42          | 41               | 60% AMGI               | Both 30% and 70% present value | No              | Yes  |
| OAKDALE APARTMENTS          | 30 N. Lee Avenue   | Oakdale   | CA    | 95361    | No                | 2015            | \$288,039               | 2016                   | Acquisition and Rehab | 42          | 41               | 60% AMGI               | Both 30% and 70% present value | No              | Yes  |

|  |              |      |      |
|--|--------------|------|------|
| Location: California's 10th District (Congressional District, 114th) | \$15,265,327 | 3048 | 2641 |
|--|--------------|------|------|

41 Projects Reported

Point source: LIHTC

Note: The values and totals are provided as a reference and the validity of the data cannot be guaranteed. All data should be verified with the HUD website before using it in the decision making process.

Source: [www.policymap.com](http://www.policymap.com)