

California Debt Limit Allocation Committee  
Final Staff Recommendations for December 21, 2020 Meeting  
**QUALIFIED RESIDENTIAL RENTAL PROJECTS**

Option 2

**AVAILABLE: \$563,221,092**

**REMAINING NEW CONSTRUCTION PROJECT POOL APPLICATIONS**

| APPL #         | APPLICANT                     | PROJECT NAME                         | PROJECT CITY  | PROJECT COUNTY | Expiring 2019 DDA | ≤ 30 AMI | ≤ 40 AMI | ≤ 50 AMI | Homeless Units | Special Needs/ Senior | Special Needs/ Mental Health | Special Needs/ Family | TOTAL SN UNITS | SN % of Total Units | Project Unit Totals | MFH TYPE            | TOTAL PTS EARNED | TIE- BRKR | REQUESTD AMOUNT | 2020 VOLUME CAP RECOMMEND AMOUNT | PREV YR CRY FRWD | Cummulative   |
|----------------|-------------------------------|--------------------------------------|---------------|----------------|-------------------|----------|----------|----------|----------------|-----------------------|------------------------------|-----------------------|----------------|---------------------|---------------------|---------------------|------------------|-----------|-----------------|----------------------------------|------------------|---------------|
| 20-696         | City of San Jose              | Immanuel-Sobrato Community           | San Jose      | Santa Clara    | No                | 0        | 0        | 96       | 106            | 0                     | 0                            | 0                     | 106            | 100%                | 108                 | SN                  | 125.0            | \$330,000 | \$34,980,000    | \$34,980,000                     | 0                | \$34,980,000  |
| 20-680         | City of Los Angeles           | Solaris Apts.                        | Los Angeles   | Los Angeles    | No                | 42       | 0        | 0        | 42             | 0                     | 0                            | 0                     | 42             | 100%                | 43                  | SN                  | 125.0            | \$333,333 | \$14,000,000    | \$14,000,000                     | 0                | \$48,980,000  |
| 20-741         | City of Los Angeles           | 6th and San Julian                   | Los Angeles   | Los Angeles    | No                | 93       | 0        | 0        | 93             | 0                     | 0                            | 0                     | 93             | 100%                | 94                  | Family/SN           | 125.0            | \$358,588 | \$33,348,722    | \$33,348,722                     | 0                | \$82,328,722  |
| 20-692         | CMFA                          | Fruitvale Transit Village Phase IIB  | Oakland       | Alameda        | No                | 46       | 0        | 29       | 46             | 0                     | 0                            | 0                     | 46             | 26%                 | 181                 | Family              | 125.0            | \$371,064 | \$62,709,790    | \$62,709,790                     | 0                | \$145,038,512 |
| 20-733         | CalHFA                        | Residency at the Mayer Hollywood     | Los Angeles   | Los Angeles    | No                | 32       | 0        | 7        | 0              | 0                     | 0                            | 0                     | 0              | 0                   | 79                  | Senior              | 125.0            | \$378,205 | \$29,500,000    | \$29,500,000                     | 0                | \$174,538,512 |
| 20-709         | Ci & Co of San Francisco      | 4840 Mission                         | San Francisco | San Francisco  | Yes               | 14       | 22       | 67       | 0              | 0                     | 0                            | 0                     | 0              | 0                   | 137                 | Family              | 125.0            | \$414,038 | \$51,340,687    | \$51,340,687                     | 0                | \$225,879,199 |
| 20-737         | Ci & Co of San Francisco      | Balboa Park Upper Yard               | San Francisco | San Francisco  | Yes               | 27       | 62       | 0        | 0              | 0                     | 0                            | 0                     | 0              | 0                   | 131                 | Family              | 125.0            | \$553,097 | \$62,500,000    | \$62,500,000                     | 0                | \$288,379,199 |
| 20-670         | HA of the City of Los Angeles | Rose Hill Courts Phase I             | Los Angeles   | Los Angeles    | No                | 6        | 27       | 44       | 0              | 0                     | 0                            | 0                     | 0              | 0                   | 89                  | Family              | 125.0            | \$612,378 | \$31,843,632    | \$31,843,632                     | 0                | \$320,222,831 |
| 20-721         | City of Los Angeles           | La Guadalupe                         | Los Angeles   | Los Angeles    | No                | 33       | 0        | 10       | 43             | 0                     | 0                            | 0                     | 43             | 100%                | 44                  | Family/SN           | 124.0            | \$311,586 | \$13,398,178    | \$13,398,178                     | 0                | \$333,621,009 |
| 20-665         | CMFA                          | Terracina at Lancaster               | Lancaster     | Los Angeles    | No                | 0        | 0        | 78       | 0              | 0                     | 0                            | 0                     | 0              | 0                   | 264                 | Family              | 121.4            | \$157,692 | \$41,000,000    | \$41,000,000                     | 0                | \$374,621,009 |
| 20-712         | HA of the City of Sacramento  | Northlake Senior Apts.               | Sacramento    | Sacramento     | No                | 0        | 0        | 58       | 0              | 189                   | 0                            | 0                     | 189            | 100%                | 191                 | Senior              | 120.0            | \$113,757 | \$21,500,000    | \$21,500,000                     | 0                | \$396,121,009 |
| 20-671         | CalPFA                        | Bidwell Place Apts.                  | Folsom        | Sacramento     | No                | 4        | 0        | 19       | 0              | 0                     | 0                            | 0                     | 0              | 0                   | 75                  | Family              | 120.0            | \$137,432 | \$10,170,000    | 0                                | \$396,121,009    |               |
| 20-735         | HA of the City of San Diego   | 2139 El Cajon Blvd                   | San Diego     | San Diego      | No                | 0        | 0        | 54       | 0              | 0                     | 0                            | 0                     | 0              | 0                   | 61                  | Family              | 120.0            | \$225,000 | \$12,150,000    | \$12,150,000                     | 0                | \$408,271,009 |
| 20-697         | CMFA                          | Butterfly Gardens                    | Clovis        | Fresno         | No                | 73       | 0        | 0        | 37             | 0                     | 36                           | 0                     | 73             | 100%                | 73                  | Family              | 120.0            | \$225,342 | \$16,450,000    | \$16,450,000                     | 0                | \$424,721,009 |
| 20-695         | City of Los Angeles           | 11010 Santa Monica Boulevard         | Los Angeles   | Los Angeles    | No                | 0        | 0        | 18       | 50             | 0                     | 0                            | 0                     | 50             | 100%                | 51                  | Senior              | 120.0            | \$270,980 | \$13,549,000    | \$13,549,000                     | 0                | \$438,270,009 |
| 20-731         | City of San Jose              | Blossom Hill Senior Apts.            | San Jose      | Santa Clara    | No                | 48       | 48       | 49       | 49             | 0                     | 0                            | 0                     | 49             | 34%                 | 147                 | Family              | 120.0            | \$271,466 | \$39,362,559    | \$39,362,559                     | 0                | \$477,632,568 |
| 20-716         | CMFA                          | Pony Express Senior Apts.            | Vacaville     | Solano         | No                | 29       | 30       | 0        | 15             | 0                     | 0                            | 0                     | 15             | 25%                 | 60                  | Senior              | 120.0            | \$275,481 | \$16,253,397    | \$16,253,397                     | 0                | \$493,885,965 |
| 20-694         | LACDA                         | West Carson Villas                   | Torrance      | Los Angeles    | No                | 63       | 12       | 0        | 0              | 0                     | 7                            | 19                    | 26             | 24%                 | 110                 | Family              | 120.0            | \$302,891 | \$33,318,000    |                                  |                  |               |
| 20-722         | CMFA                          | Bell Street Gardens (Scattered Site) | Fremont       | Alameda        | No                | 67       | 26       | 33       | 17             | 0                     | 0                            | 32                    | 49             | 39%                 | 128                 | Family              | 120.0            | \$354,762 | \$44,700,000    |                                  |                  |               |
| <b>TOTALS:</b> |                               |                                      |               |                |                   | 577      | 227      | 562      | 498            | 189                   | 43                           | 51                    | 781            |                     |                     | 2,066               |                  |           |                 |                                  |                  |               |
|                |                               |                                      |               |                |                   | ≤ 30 AMI | ≤ 40 AMI | ≤ 50 AMI | Homeless Units | Special Needs/ Senior | Special Needs/ Mental Health | Special Needs/ Family | TOTAL SN UNITS |                     |                     | Project Unit Totals |                  |           |                 |                                  |                  |               |
|                |                               |                                      |               |                |                   | 74%      | 29%      | 72%      | 64%            | 24%                   | 6%                           | 7%                    | 38%            |                     |                     |                     |                  |           |                 |                                  |                  |               |

California Debt Limit Allocation Committee  
Final Staff Recommendations for December 21, 2020 Meeting  
**QUALIFIED RESIDENTIAL RENTAL PROJECTS**

**Option 2**

| APPL # | APPLICANT                         | PROJECT NAME                    | PROJECT CITY              | PROJECT COUNTY | MFH TYPE | PRES PTS | AFFRD PTS | EXC MIN RENT REST | GROSS RENTS | LRG FAM PTS | LVRG PTS | CRA PTS | SITE PTS | SERV PTS | SUBST RENO PTS | BLDG MTHD PTS | PNLTY PTS | EXC MIN TERM PTS | DEV FEE | TOTAL PTS EARNED | TIE-BRKR  | REQUSTD AMOUNT | 2020 VOLUME CAP RECOM AMOUNT | PREV YR CRY FRWD | Cummulative   |
|--------|-----------------------------------|---------------------------------|---------------------------|----------------|----------|----------|-----------|-------------------|-------------|-------------|----------|---------|----------|----------|----------------|---------------|-----------|------------------|---------|------------------|-----------|----------------|------------------------------|------------------|---------------|
| 20-688 | CSCDA                             | Harriet Tubman Terrace Apts.    | Berkeley                  | Alameda        | Senior   | 20       | 35.0      | 0.0               | 5.0         | 0.0         | 10.0     | 5.0     | 10.0     | 10.0     | 10.0           | 10.0          | 0.0       | 10.0             | 10.0    | 135.0            | \$248,667 | \$22,380,000   | \$22,380,000                 | \$0              | \$516,265,965 |
| 20-673 | CalPFA                            | Towne Square Apts.              | Los Angeles               | Los Angeles    | Family   | 20       | 35.0      | 0.0               | 5.0         | 0.0         | 10.0     | 5.0     | 10.0     | 10.0     | 10.0           | 10.0          | 0.0       | 10.0             | 10.0    | 135.0            | \$280,000 | \$14,000,000   | \$11,875,742                 | \$ 2,124,258.00  | \$528,141,707 |
| 20-742 | HA of the County of Santa Barbara | Central Plaza Apts.             | Santa Maria               | Santa Barbara  | Family   | 20       | 35.0      | 0.0               | 5.0         | 0.0         | 10.0     | 5.0     | 10.0     | 10.0     | 10.0           | 10.0          | 0.0       | 10.0             | 10.0    | 135.0            | \$315,315 | \$35,000,000   | \$35,000,000                 | 0                | \$563,141,707 |
| 20-710 | Ci & Co of San Francisco          | Throughline Apts.               | San Francisco             | San Francisco  | Family   | 20.0     | 35.0      | 0.0               | 5.0         | 0.0         | 10.0     | 5.0     | 10.0     | 10.0     | 10.0           | 10.0          | 0.0       | 10.0             | 10.0    | 135.0            | \$341,083 | \$28,992,043   | Remaining 2020 allocation    |                  | \$79,385      |
| 20-672 | CMFA                              | Centertown Apts.                | San Rafael                | Marin          | Family   | 20.0     | 35.0      | 0                 | 5.0         | 5.0         | 10.0     | 0.0     | 10.0     | 10.0     | 10.0           | 10.0          | 0.0       | 10.0             | 10.0    | 135.0            | \$363,272 | \$21,433,057   |                              |                  |               |
| 20-676 | CMFA                              | Barrett Terrace Apts.           | Richmond                  | Contra Costa   | Family   | 20.0     | 35.0      | 0.0               | 5.0         | 0.0         | 10.0     | 5.0     | 10.0     | 10.0     | 10.0           | 10.0          | 0.0       | 10.0             | 10.0    | 135.0            | \$444,080 | \$41,743,521   |                              |                  |               |
| 20-666 | CMFA                              | The Hilarita                    | Tiburon                   | Marin          | Family   | 20.0     | 35.0      | 0.0               | 5.0         | 5.0         | 10.0     | 0.0     | 10.0     | 10.0     | 10.0           | 10.0          | 0.0       | 10.0             | 10.0    | 135.0            | \$473,564 | \$38,832,233   |                              |                  |               |
| 20-711 | Ci & Co of San Francisco          | San Cristina                    | San Francisco             | San Francisco  | Family   | 20.0     | 35.0      | 0.0               | 5.0         | 0.0         | 10.0     | 5.0     | 10.0     | 10.0     | 10.0           | 10.0          | 0.0       | 10.0             | 10.0    | 135.0            | \$497,652 | \$28,863,803   |                              |                  |               |
| 20-743 | HA of the County of Santa Barbara | Thompson Park Apts. (Scattered  | Lompoc                    | Santa Barbara  | Family   | 20.0     | 35.0      | 0.0               | 5.0         | 0.0         | 10.0     | 5.0     | 10.0     | 10.0     | 10.0           | 10.0          | 0.0       | 10.0             | 10.0    | 135.0            | \$535,714 | \$15,000,000   |                              |                  |               |
| 20-700 | CMFA                              | Depot Commons and Willows Apts. | Morgan Hill               | Santa Clara    | Family   | 20       | 35.0      | 0.0               | 2.5         | 5.0         | 10.0     | 0.0     | 9.0      | 10.0     | 10.0           | 10.0          | 0.0       | 10.0             | 10.0    | 131.5            | \$366,219 | \$13,550,117   |                              |                  |               |
| 20-681 | CSCDA                             | Summertree Apts.                | Woodland                  | Yolo           | Family   | 20.0     | 35.0      | 0.0               | 5.0         | 0.0         | 10.0     | 0.0     | 10.0     | 10.0     | 10.0           | 10.0          | 0.0       | 10.0             | 10.0    | 130.0            | \$164,835 | \$15,000,000   |                              |                  |               |
| 20-732 | CMFA                              | Cathedral Plaza                 | San Diego                 | San Diego      | Senior   | 20.0     | 35.0      | 0.0               | 5.0         | 0.0         | 10.0     | 0.0     | 10.0     | 10.0     | 10.0           | 10.0          | 0.0       | 10.0             | 10.0    | 130.0            | \$197,227 | \$43,390,000   |                              |                  |               |
| 20-687 | CSCDA                             | Redwood Gardens Apts.           | Berkeley                  | Alameda        | Senior   | 20.0     | 35.0      | 0.0               | 5.0         | 0.0         | 10.0     | 0.0     | 10.0     | 10.0     | 10.0           | 10.0          | 0.0       | 10.0             | 10.0    | 130.0            | \$299,401 | \$50,000,000   |                              |                  |               |
| 20-689 | CMFA                              | Scattered Sites                 | Carpinteria/Santa Barbara | Santa Barbara  | Family   | 20.0     | 35.0      | 0.0               | 5.0         | 0.0         | 10.0     | 0.0     | 10.0     | 10.0     | 10.0           | 10.0          | 0.0       | 10.0             | 10.0    | 130.0            | \$312,411 | \$28,741,778   |                              |                  |               |
| 20-667 | CMFA                              | Plymouth Place                  | Stockton                  | San Joaquin    | Senior   | 20.0     | 35.0      | 0.0               | 5.0         | 0.0         | 0.0      | 0.0     | 10.0     | 10.0     | 10.0           | 10.0          | 0.0       | 10.0             | 10.0    | 120.0            | \$149,876 | \$9,592,064    |                              |                  |               |

**Other Affordable Project Pool**

| APPL # | APPLICANT                | PROJECT NAME                       | PROJECT CITY        | PROJECT COUNTY | MFH TYPE | AFFRD PTS | EXC MIN RENT RESTR | GROSS RENTS | LRG FAM PTS | LVRG PTS | CRA PTS | SITE PTS | SERV PTS | NC PTS | SUBST RENOV PTS | BLDG MTHD PTS | PNLTY PTS | EXC MIN TERM PTS | DEV FEE | TOTAL PTS EARNED | TIE-BRKR  | REQUESTED AMOUNT | 2020 VOLUME CAP RECOMMEN D AMOUNT | PREVIOUS YEAR CARRY FORWARD | Cummulative |
|--------|--------------------------|------------------------------------|---------------------|----------------|----------|-----------|--------------------|-------------|-------------|----------|---------|----------|----------|--------|-----------------|---------------|-----------|------------------|---------|------------------|-----------|------------------|-----------------------------------|-----------------------------|-------------|
| 20-673 | CalPFA                   | Towne Square Apts.                 | Los Angeles         | Los Angeles    | Family   | 35.0      | 10.0               | 5.0         | 0.0         | 10.0     | 5.0     | 10.0     | 10.0     | 10.0   | 10.0            | 10.0          | 0.0       | 10.0             | 10.0    | 135.0            | \$280,000 | \$14,000,000     |                                   |                             |             |
| 20-699 | Ci & Co of San Francisco | Yosemite Folsom Dore (Scattered)   | San Francisco       | San Francisco  | Family   | 35.0      | 10.0               | 5.0         | 0.0         | 10.0     | 5.0     | 10.0     | 10.0     | 10.0   | 10.0            | 10.0          | 0.0       | 10.0             | 10.0    | 135.0            | \$325,097 | \$41,612,363     |                                   |                             |             |
| 20-672 | CMFA                     | Centertown Apts.                   | San Rafael          | Marin          | Family   | 35.0      | 10.0               | 5.0         | 5.0         | 10.0     | 0.0     | 10.0     | 10.0     | 10.0   | 10.0            | 10.0          | 0.0       | 10.0             | 10.0    | 135.0            | \$363,272 | \$21,433,057     |                                   |                             |             |
| 20-707 | CalHFA                   | Baywood Apts.                      | Oakland             | Alameda        | Senior   | 35.0      | 10.0               | 5.0         | 0.0         | 10.0     | 5.0     | 10.0     | 10.0     | 10.0   | 10.0            | 10.0          | 0.0       | 10.0             | 10.0    | 135.0            | \$381,579 | \$29,000,000     |                                   |                             |             |
| 20-663 | CMFA                     | Willow Greenridge (Scattered-Site) | South San Francisco | San Mateo      | Family   | 35.0      | 10.0               | 5.0         | 2.5         | 10.0     | 0.0     | 10.0     | 5.0      | 10.0   | 9.0             | 10.0          | 0.0       | 10.0             | 10.0    | 135.0            | \$540,399 | \$32,423,966     |                                   |                             |             |
| 20-717 | CMFA                     | Kristine II                        | Bakersfield         | Kern           | Family   | 35.0      | 10.0               | 5.0         | 5.0         | 10.0     | 5.0     | 10.0     | 10.0     | 0.0    | 10.0            | 10.0          | 0.0       | 10.0             | 10.0    | 130.0            | \$113,564 | \$6,700,252      |                                   |                             |             |

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**QUALIFIED RESIDENTIAL RENTAL PROJECTS**

**Option 2**

|        |                             |                            |               |             |        |      |      |     |      |      |     |      |      |      |      |      |     |      |      |       |           |              |  |  |  |
|--------|-----------------------------|----------------------------|---------------|-------------|--------|------|------|-----|------|------|-----|------|------|------|------|------|-----|------|------|-------|-----------|--------------|--|--|--|
| 20-738 | HA of the City of San Diego | Mercado Apts.              | San Diego     | San Diego   | Family | 35.0 | 10.0 | 5.0 | 5.0  | 10.0 | 5.0 | 10.0 | 10.0 | 10.0 | 0.0  | 10.0 | 0.0 | 10.0 | 10.0 | 130.0 | \$163,913 | \$23,275,713 |  |  |  |
| 20-720 | CMFA                        | San Martin de Porres Apts. | Spring Valley | San Diego   | Family | 35.0 | 10.0 | 5.0 | 5.0  | 10.0 | 0.0 | 10.0 | 10.0 | 0.0  | 10.0 | 10.0 | 0.0 | 10.0 | 10.0 | 125.0 | \$136,231 | \$15,666,547 |  |  |  |
| 20-702 | CMFA                        | Las Coronas (Scattered)    | Corona        | Riverside   | Family | 35.0 | 10.0 | 5.0 | 0.00 | 0.0  | 5.0 | 10.0 | 10.0 | 10.0 | 10.0 | 10.0 | 0.0 | 10.0 | 10.0 | 125.0 | \$198,758 | \$32,000,000 |  |  |  |
| 20-713 | CMFA                        | Villa Ciolino Apts.        | Morgan Hill   | Santa Clara | Family | 35.0 | 0.0  | 5.0 | 5.0  | 10.0 | 0.0 | 5.0  | 10.0 | 0.0  | 10.0 | 10.0 | 0.0 | 10.0 | 10.0 | 110.0 | \$296,841 | \$12,170,464 |  |  |  |

The information presented here is preliminary and is made available for informational purposes only. The information is not binding on the Committee or its staff. It does not represent any final decision of the Committee and should not be relied upon as such. Interested parties are cautioned that any action taken in reliance on the preliminary information is taken at the parties' own risk as the information presented is subject to change at any time until formally adopted by the Committee at a duly notice meeting.