HOUSING ELEMENT
APPENDIX B

State Definitions of Housing Terms

HEALTH AND SAFETY CODE SECTION 50050-50105

50050. Unless otherwise indicated by the context, the definitions contained in this chapter shall govern the construction of this division.

50051. "Affirmative action" means any program created pursuant to rules and regulations of the agency to create greater job opportunities for members of disadvantaged racial, sexual, religious, ancestral, or national-origin groups. Such program shall include educational, promotional, and other appropriate activity designed to secure greater employment opportunity for the members of such groups.

50052. "Affirmative marketing program" means any program approved by the agency that is designed to achieve greater access to housing opportunities created by this division for members of disadvantaged racial, sexual, religious, ancestral, or national-origin groups. Such program shall include educational, promotional, and other appropriate activity designed to secure greater housing opportunities for the members of such groups. Where a significant number of persons in a community have limited fluency in the English language, publications implementing an affirmative marketing program in that community shall be provided in the native language of such persons.

50052.5. (a) For any owner-occupied housing which receives assistance prior to January 1, 1991, and a condition of that assistance is compliance with this section, "affordable housing cost" with respect to lower income households shall not exceed 25 percent of gross income.

(b) For any owner-occupied housing which receives assistance on or after January 1, 1991, and a condition of that assistance is compliance with this section, "affordable housing cost" shall not exceed the following:

(1) For very low income households the product of 30 percent times 50 percent of the area median income adjusted for family size appropriate for the unit.

(2) For lower income households whose gross incomes exceed the maximum income for very low income households and do not exceed 70 percent of the area median income adjusted for family size, the product of 30 percent times 70 percent of the area median income adjusted for family size appropriate for the unit. In addition, for any lower income household that has a gross income that equals or exceeds 70 percent of the area median income adjusted for family size, it shall be optional for any state or local funding agency to require that affordable housing cost not exceed 30 percent of the gross income of the household.

(3) For moderate income households, affordable housing cost shall not be less than 28 percent of the gross income of the household, nor exceed the product of 35 percent times 110 percent of area median income adjusted for family size appropriate for the unit. In addition, for any moderate income household that has a gross income that exceeds 110 percent of the area median income adjusted for

family size, it shall be optional for any state or local funding agency to require that affordable housing cost not exceed 35 percent of the gross income of the household.

(c) The department shall, by regulation, adopt criteria defining, and providing for determination of, gross income, adjustments for family size appropriate to the unit, and housing cost for purposes of determining affordable housing cost under this section. These regulations may provide alternative criteria, where necessary to be consistent with pertinent federal statutes and regulations governing federally assisted housing. The agency may, by regulation, adopt alternative criteria, and pursuant to subdivision (f) of Section 50462, alternative percentages of income may be adopted for agency-assisted housing development.

With respect to moderate and lower income households who are tenants of rental housing developments and members or shareholders of cooperative housing developments, or limited equity cooperatives "affordable housing cost" has the same meaning as affordable rent, as defined in Section 50053.

Regulations of the department shall also include a method for determining the maximum construction cost, mortgage loan, or sales price that will make housing available to an income group at affordable housing cost.

For purposes of this section, "area median income" shall mean area median income as published by the department pursuant to Section 50093.

For purposes of this section, "moderate income household" shall have the same meaning as "persons and families of moderate income" as defined in Section 50093.

For purposes of this section, and provided there are no pertinent federal statutes applicable to a project or program, "adjusted for family size appropriate to the unit" shall mean for a household of one person in the case of a studio unit, two persons in the case of a one-bedroom unit, three persons in the case of a two-bedroom unit, four persons in the case of a three-bedroom unit, and five persons in the case of a four-bedroom unit.

50053. (a) For any rental housing development which receives assistance prior to January 1, 1991, and a condition of that assistance is compliance with this section, "affordable rent" with respect to lower income households shall not exceed the percentage of the gross income of the occupant person or household established by regulation of the department which shall not be less than 15 percent of gross income nor exceed 25 percent of gross income.

(b) For any rental housing development which receives assistance on or after January 1, 1991, and a condition of that assistance is compliance with this section, "affordable rent," including a reasonable utility allowance, shall not exceed:

(1) For very low income households, the product of 30 percent times 50 percent of the area median income adjusted for family size appropriate for the unit.

(2) For lower income households whose gross incomes exceed the maximum income for very low income households, the product of 30 percent times 60 percent of the area median income adjusted for family size appropriate for the unit. In addition, for those lower income households with gross incomes that exceed 60 percent of the area median income adjusted for family size, it shall be optional for any state or local funding agency to require that affordable rent be established at a level not to exceed 30 percent of gross income of the household.

(3) For moderate income households, the product of 30 percent times 110 percent of the area median income adjusted for family size appropriate for the unit. In addition, for those moderate income households whose gross incomes exceed 110 percent of the area median

income adjusted for family size, it shall be optional for any state or local funding agency to require that affordable rent be established at a level not to exceed 30 percent of gross income of the household.

(c) The department's regulation shall permit alternative percentages of income for agency-assisted rental and cooperative housing developments pursuant to regulations adopted under subdivision (f) of Section 50462. The department shall, by regulation, adopt criteria defining and providing for determination of gross income, adjustments for family size appropriate to the unit, and rent for purposes of this section. These regulations may provide alternative criteria, where necessary, to be consistent with pertinent federal statutes and regulations governing federally assisted rental and cooperative housing. The agency may, by regulation, adopt alternative criteria, and pursuant to subdivision (f) of Section 50462, alternative percentages of income may be adopted for agency-assisted housing developments.

For purposes of this section, "area median income," "adjustments for family size appropriate to the unit," and "moderate income household" shall have the same meaning as provided in Section 50052.5.

50054. "Agency" means the California Housing Finance Agency.

50055. "Assisted housing" means housing financed by a below-market interest rate mortgage insured or purchased, or a loan made, by the Secretary of the United States Department of Housing and Urban Development or by the Farmers Home Administration of the United States Department of Agriculture; or a market-interest-rate mortgage insured or purchased, or a loan made in combination with, or as augmented by, a program of rent supplements or subsidies, interest subsidies, leasing, contributions or grants, or other programs as are now or hereafter authorized by federal law to serve persons and families of low or moderate income; or a mortgage or loan made pursuant to this division; or a mortgage or loan from any private or public source with an interest rate and terms satisfactory to the agency and which will meet the requirements and purposes of this division.

50056. "Below-market interest" means a below-market interest rate adequate to return to the agency sufficient income to meet its obligations, reserve requirements, and expenses connected with a loan financed by the agency for which such interest rate is established as determined by the agency at the time of commitment of funds, for the permanent financing.

50057. "Board" means the board of directors of the agency.

50058. "Bonds" means bonds, notes (including bond anticipation notes and construction loan notes), debentures, interim or other certificates, or other evidences of financial indebtedness issued by the agency pursuant to Part 3 (commencing with Section 50900) or Part 6 (commencing with Section 52500).

50058.5. "Buy-down mortgage plan" is a program by which the effective interest cost to the purchaser of a real property is reduced below market rates through supplemental payments by the agency to a qualified mortgage lender in return for which the agency shall obtain from the purchaser an interest-bearing note secured by a subordinated mortgage on the property which is purchased.

50059. "Cause" means gross neglect of duties, fraud, or violation of Section 50904 or 50905.

50060. "Citizen participation" means action by the local agency that is approved by the agency as sufficient to provide persons who will be affected by financing or loan insurance assistance within a neighborhood preservation area, under the provisions of Chapter 6 (commencing with Section 51300) of Part 3 of this division or under Part 4 (commencing with Section 51600) of this division, with opportunities to be involved in planning and carrying out the financing or loan insurance assistance program. "Citizen participation" shall include, but not be limited to, all of the following and in the order provided below:

(a) Holding a public meeting prior to the hearing by the legislative body considering selection of the area for designation as a neighborhood preservation area.

(b) Consultation with an elected or appointed citizen advisory board, composed of representatives of both owners of property in, and residents of, a proposed neighborhood preservation area, in developing a plan for public improvements and the rules and regulations for implementation of the proposed assistance program.

(c) Dissemination at least seven days prior to the original hearing by mailing to property owners within the proposed neighborhood preservation area at the address shown on the latest assessment roll and by distributing to residents of the proposed neighborhood preservation area by a manner determined appropriate by the local agency, of information relating to the time and location of the hearing, boundaries of the proposed area, and a general description of the proposed assistance program.

In addition to the requirements of subdivisions (a) to (c), inclusive, any other means of citizen involvement determined appropriate by the legislative body may be implemented.

In lieu of initiating a new process of citizen participation, local agencies which have conducted or are conducting a citizen-participation process as part of an existing housing community development program, may substitute such citizen-participation process if the board approves such process as meeting the requirements of this section.

Public meetings and consultations held to implement the requirements of citizen participation shall be conducted by a planning or rehabilitation official designated by the legislative body. Public meetings shall be held at times and places convenient to residents and property owners.

50061. "Commission" means the Commission of Housing and Community Development.

50061.5. Any reference in this division to the Commission of Housing and Community Development shall be deemed to be to the Department of Housing and Community Development and the department

may exercise all the powers and shall perform all the duties of the commission.

50062. "Concentrated rehabilitation area" means an area characterized by substantial deterioration of residential structures and which is designated by the agency pursuant to Section 51302.

50062.5. "Congregate housing for the elderly" means a housing development, as defined by Section 50073.5, which is planned, designed, and managed to include facilities and common space that allow for direct services and support services that maximize the residents' potential for independent living and which is occupied by elderly or handicapped persons or households, as defined in Sections 50067 and 50072. Direct services and support services which are provided or made available shall relate to the nutritional, social, recreational, housekeeping, and personal needs of the residents and shall be provided or made available at a level necessary to assist the residents to function independently.

"Direct services," as used in this section, means meals, housekeeping services, transportation services, and planned recreational and social activities which shall be provided to the residents directly by the management of the congregate housing.

"Support services," as used in this section, means social services, day-care services, and in-home services which the management of the congregate housing shall assist the residents in obtaining, at the request of the residents.

50063. "Construction loan" means a short-term loan secured by real property, made for development costs incurred in construction or rehabilitation of a housing development or residential structure.

50064. "Department" means the Department of Housing and Community Development.

50065. "Development costs" means the aggregate of all costs incurred in connection with a housing development which are approved by the agency as reasonable and necessary, including, but not limited to, the following:

(a) The cost of refinancing or acquiring land and any buildings thereon, including payments for commissions, options, deposits, or contracts to purchase properties on a proposed housing development site or payments for the purchase of such properties.

(b) The cost of site preparation, demolition, and clearing.

(c) Architectural, engineering, legal, accounting, consulting, and other fees paid or payable in connection with the planning, execution, and financing of a housing development and the finding of an eligible mortgagee for a housing development.

(d) The cost of necessary studies, surveys, plans, and permits.

(e) The cost of insurance, interest and financing, tax and assessment costs, and other operating and carrying costs incurred during construction or rehabilitation.

(f) The cost of construction, rehabilitation, reconstruction and fixtures, medical facilities, furnishings, equipment, machinery, apparatus, and similar facilities and equipment related to the real property.

(g) The cost of land improvements, including, but not limited to, landscaping, site preparation and streets, sewers, utilities, and other offsite improvements, whether or not such costs are paid in cash or in a form other than cash.

(h) A reasonable profit and risk fee, as defined in regulations of the agency, in addition to job overhead to the general contractor and, if applicable, to a limited-dividend housing sponsor.

(i) An allowance established by the agency for working capital and for reasonable reserves set aside to defray unanticipated additional development costs.

(j) Necessary expenses incurred in connection with initial occupancy of a housing development, including reserves for any anticipated operating deficits to be incurred during the construction period and the initial year of occupancy.

(k) Repayment of a development loan.

(l) The cost of modifying a housing development or structure so that it is accessible to and convenient for the elderly or handicapped.

(m) The cost of such other items, including tenant and homeowner relocation and tenant and homeowner counseling, as the agency shall determine to be reasonable and necessary for the development of a housing development.

The statement of a specific cost item within this section shall in no way imply a requirement that the agency finance that item in making a loan on any housing development. Development costs shall not include any greater portion of the total cost of a housing development owned by a limited-dividend housing sponsor than is consistent with an equity investment sufficient to ensure a substantial and continuing interest by such sponsor in the housing development.

50066. "Development loan" means a loan, made prior to the granting of a construction loan, for planning, acquisition of land and improvements thereon, and site preparation for a housing development or residential structure. A development loan may include costs of architectural, engineering, legal and consulting services, the cost of necessary studies, surveys and governmental permits, and the cost of any other items that the agency deems reasonable and necessary for the initial preparation for construction or rehabilitation of a housing development or residential structure.

50067. "Elderly" means a family in which the head of the household is 60 years of age or older, a single person who is 60 years of age or older, or an elderly or handicapped household as defined in Section 19903 and subject to Part 4.5 (commencing with Section 19902) of Division 13. The age may be adjusted by the agency to facilitate participation in other municipal, state, or federal programs.

50068. "Financial interest" has the same meaning as specified in Section 87103 of the Government Code.

50068.5. "First-time home buyer" means a person who is a purchaser of an owner-occupied housing unit and who neither has, nor has had, a present ownership in a principal residence at any time during the three-year period prior to the date on which the mortgage pursuant to this division is executed, except that this limitation shall not apply to a purchaser of a principal residence in a targeted area.

50068.6. "First-Time Home Buyers Fund" is a fund in the General Fund, distinguished from the California Housing Finance Fund, which is created by Section 52504.

50068.7. "First-Time Home Buyers Policy Committee" or "policy committee" is the committee which performs certain policy functions and makes certain policy determinations pursuant to Part 6 (commencing with Section 52500), and which is established pursuant to Section 52502.

50069. "Fund" means the California Housing Finance Fund.

50070. "Governmental agency" means the United States of America, the State of California, any city, county, or city and county within this state and any department, division, public corporation, or public agency of this state or of the United States, or two or more of such entities acting jointly, or the duly constituted governing body of an Indian reservation or rancheria.

50071. "Guaranteed taxable bonds" means bonds secured by a pledge of the full faith and credit of the United States for the payment of the principal and interest on bonds issued under the authority of this division and on which the interest is not exempted from federal income taxes. Where the federal guarantees are for less than 75 percent of the liability, municipal, state, or private guarantees, bond insurance, or mortgage insurance shall be obtained in order that the amount of all such guarantees aggregate not less than 75 percent of the principal and interest on such bonds.

50072. "Handicapped" means a family in which the head of the household is suffering from an orthopedic disability impairing personal mobility or a physical disability affecting his or her ability to obtain employment or a single person with such a physical disability, where the family or person requires special care or facilities in the home. "Handicapped" also includes a family in which the head of household suffers from a developmental disability specified in subdivision (a) of Section 38010 or a mental disorder which would render him or her eligible to participate in programs of rehabilitation or social services conducted by or on behalf of a public agency, or a single person with such a developmental disability or mental disorder. "Handicapped" also includes an elderly or handicapped household, as defined in Section 19903 and subject to Part 4.5 (commencing with Section 19902) of Division 13.

50073. "Housing development", for the purpose of housing assisted by the department, means any work or undertaking of new construction or rehabilitation, or the acquisition of existing residential structures in good condition, for the provision of housing which is financed pursuant to the provisions of this division for the primary

purpose of providing decent, safe, and sanitary housing for persons and families of low or moderate income. "Housing development" also means housing financed pursuant to this part for rental occupancy of, for resale to, or sold to, persons and families of low or moderate income. Notwithstanding other provisions of this section, "housing development" does not include a work or undertaking financed by a neighborhood improvement loan. A housing development may include housing for other economic groups as part of an overall plan to develop new or rehabilitated communities or neighborhoods, where housing for persons and families of low or moderate income is a primary goal. A housing development may include any buildings, land, equipment, facilities, or other real or personal property which the agency determines pursuant to its rules and regulations to be necessary or convenient in connection with the provision of housing pursuant to this division, including, but not limited to, streets, sewers, utilities, parks, site preparation, landscaping, and other nonhousing facilities, such as administrative, community, health, recreational, educational, commercial facilities, and child-care facilities which the agency determines are an integral part of a housing development or developments.

"Housing development" includes the acquisition of a residential structure by a nonprofit housing sponsor, whether or not including rehabilitation, for the purpose of forming a limited-equity housing cooperative as defined in Section 33007.5.

50073.5. "Housing development," for the purpose of the California Housing Finance Agency, means any existing structure of five or more dwelling units or any work or undertaking of five dwelling units or more of new construction or rehabilitation for the provision of housing financed pursuant to the provisions of this division for the primary purpose of providing decent, safe, and sanitary housing for persons and families of low or moderate income. A housing development may include housing for other economic groups as part of an overall plan to develop new or rehabilitated communities or neighborhoods, where housing for persons and families of low or moderate income is a primary goal. A housing development may include any buildings, land, equipment, facilities, or other real or personal property which the agency determines pursuant to its rules and regulations to be necessary or convenient in connection with the provision of housing pursuant to this division, including, but not limited to, streets, sewers, utilities, parks, site preparation, landscaping, and other nonhousing facilities, such as administrative, community, health, recreational, educational, commercial facilities, and child-care facilities which the agency determines are an integral part of a housing development or developments.

50074. "Housing sponsor", for the purpose of housing assisted by the department, means any individual, joint venture, partnership, limited partnership, trust, corporation, limited equity housing cooperative, cooperative, local public entity, duly constituted governing body of an Indian reservation or rancheria, or other legal entity, or any combination thereof, certified by the agency pursuant to rules and regulations of the agency as qualified to either own, construct, acquire or rehabilitate a housing development, whether for profit, nonprofit, or organized for limited profit, and subject to the regulatory powers of the agency pursuant to rules and regulations of the agency and other terms and conditions set forth in this division. "Housing sponsor" includes persons and families of low or moderate income who are approved by the agency as eligible to own and occupy a housing development and individuals and legal entities receiving property improvement loans through the agency.

50074.5. "Housing sponsor," for the purpose of the California Housing Finance Agency, means any individual, joint venture, partnership, limited partnership, trust, corporation, cooperative, local public entity, duly constituted governing body of an Indian reservation or rancheria, or other legal entity, or any combination thereof, approved by the agency as qualified to either own, construct, acquire or rehabilitate a housing development, or a residential structure other than an owner-occupied single unit whether for profit, nonprofit, or limited profit.

50075. "Legislative body" means the city council, board of supervisors, or other legislative body of the local agency.

50076. "Limited-dividend housing sponsor" means any sponsor which owns a housing development and whose profit or cash return is limited pursuant to Section 51202 and regulations adopted by the board pursuant thereto.

50076.5. "Limited equity housing cooperative" means a corporation organized pursuant to Section 33007.5 of this code and Section 11003.4 of the Business and Professions Code. For purposes of this division, a limited equity housing cooperative is a nonprofit corporation or nonprofit housing sponsor. However, a limited equity housing cooperative shall not be deemed to be nonprofit for the purpose of Chapter 10 (commencing with Section 50775).

50076.6. "Loan," for purposes of provisions relating to the agency, means an obligation to repay funds advanced by the agency for the purpose of financing housing that is evidenced by a promissory note or other instrument in writing and that may or may not be secured by real or personal property.

50077. "Local agency" means a city, county, or city and county and includes any governmental agency or local public entity to which such city, county, or city and county may, after a public hearing, delegate functions under this division.

50078. "Local housing agent" means a city, county, city and county, or combination thereof acting jointly, or the duly constituted governing body of an Indian reservation or rancheria which is certified by the department pursuant to Section 51252 to review applications by prospective housing sponsors for loans made or assisted under this division for housing developments proposed within the territorial boundaries of the local housing agent.

50079. "Local public entity" means any county, city, city and county, the duly constituted governing body of an Indian reservation or rancheria, redevelopment agency organized pursuant to Part 1

(commencing with Section 33000) of Division 24, or housing authority organized pursuant to Part 2 (commencing with Section 34200) of Division 24, and also includes any state agency, public district or other political subdivision of the state, and any instrumentality thereof, which is authorized to engage in or assist in the development or operation of housing for persons and families of low or moderate income. "Local public entity" also includes two or more local public entities acting jointly.

50079.5. "Lower income households" means persons and families whose income does not exceed the qualifying limits for lower income families as established and amended from time to time pursuant to Section 8 of the United States Housing Act of 1937. The limits shall be published by the department in the California Administrative Code as soon as possible after adoption by the Secretary of Housing and Urban Development. In the event such federal standards are discontinued, the department shall, by regulation, establish income limits for lower income households for all geographic areas of the state at 80 percent of area median income, adjusted for family size and revised annually. As used in this section, "area median income" means the median family income of a geographic area of the state.

50080. "Market interest" means the interest rate determined by the agency to be the interest rate generally available in the private market for similar housing loans.

50081. "Market rent" means the monthly rent established by the agency as competitive according to its own regulations, except where federal regulations provide a required method of determining market rent. Determination of market rent may be reviewed annually upon application by the mortgagor, subject to applicable federal regulations, if any.

50082. "Metropolitan area" means a standard metropolitan statistical area as established by the United States Office of Management and Budget.

50082.7. "Mobilehome park" shall have the same meaning as such term is defined in Section 18214.

50083. "Mortgage" means a mortgage, deed of trust, or other instrument that may be a lien on real property. "Mortgage" includes the note secured by such an instrument.

50084. "Mortgage deficient area" means an area where private lenders have failed to provide sufficient mortgage credit for financing or refinancing of new, existing, or rehabilitated housing developments, and such practices have caused or threaten to cause a decline in the condition or quality of the housing stock in the area.

50085. "Mortgage assistance area" means an area characterized by a deficiency of available mortgage financing but in which general deterioration of residential structures has not occurred, and which is designated by the agency pursuant to Section 51304.

50086. "Mortgage loan" means a loan that is secured by a mortgage and is made for financing, including refinancing of existing mortgage obligations as authorized by regulation of the agency, to create or preserve the long-term affordability of a housing development or a residential structure in the state, or a buy-down mortgage loan secured by a mortgage as authorized by regulation of the agency, of an owner-occupied unit in this state.

50087. "Mutual self-help housing" means assisted housing for which persons and families of low or moderate income contribute their own labor in individual or group efforts to provide decent, safe, and sanitary housing for themselves, their families, and others occupying the housing.

50089. "Neighborhood preservation area" means any concentrated rehabilitation area, scattered-site rehabilitation area, or mortgage assistance area.

50090. "Nonmetropolitan area" means an area not included in a metropolitan area.

50091. "Nonprofit housing sponsor" or "nonprofit corporation" means a nonprofit corporation incorporated pursuant to Division 2 (commencing with Section 5000) of Title 1 of the Corporations Code or a corporation or association which is, or will be qualified as, a cooperative housing corporation for purposes of subdivision (a) of Section 17265 of the Revenue and Taxation Code, a nonprofit student housing cooperative, or a limited equity housing cooperative and which is certified by the agency as qualified to own a housing development if financed or assisted by the agency. However, a limited equity housing cooperative shall not be deemed to be nonprofit for the purpose of Chapter 10 (commencing with Section 50775).

50092. "Owner-occupied housing development", for the purpose of housing assisted by the department, means a housing development containing not more than four residential units, one of which is occupied by the owner of the housing development.

50092.1. "Owner-occupied housing unit", for the purpose of Part 6 (commencing with Section 52500), means a single-family dwelling situated in California which is occupied by the owner, and includes a dwelling unit in a stock cooperative, as defined by Section 11003.2 of the Business and Professions Code, a community apartment project,

as defined by Section 11004 of the Business and Professions Code, or a condominium project, as defined by subdivision (c) of Section 11004. 5 of the Business and Professions Code.

50093. "Persons and families of low or moderate income" means persons and families whose income does not exceed 120 percent of area median income, adjusted for family size by the department in accordance with adjustment factors adopted and amended from time to time by the United States Department of Housing and Urban Development pursuant to Section 8 of the United States Housing Act of 1937. However, the agency and the department jointly, or either acting with the concurrence of the Secretary of the Business and Transportation Agency, may permit the agency to use higher income limitations in designated geographic areas of the state, upon a determination that 120 percent of the median income in the particular geographic area is too low to qualify a substantial number of persons and families of low or moderate income who can afford rental or home purchase of housing financed pursuant to Part 3 (commencing with Section 50900) without subsidy.

"Persons and families of low or moderate income" includes very low income households, as defined in Section 50105 and lower income households as defined in Section 50079.5, and includes persons and families of low income, persons and families of moderate income, and middle-income families. As used in this division:

(a) "Persons and families of low income" or "persons of low income" means persons or families who are eligible for financial assistance specifically provided by a governmental agency for the benefit of occupants of housing financed pursuant to this division.

(b) "Persons and families of moderate income" or "middle-income families" means persons and families of low or moderate income whose income exceeds the income limit for lower income households.

(c) "Persons and families of median income" means persons and families whose income does not exceed the area median income, as adjusted by the department for family size in accordance with adjustment factors adopted and amended from time to time by the United States Department of Housing and Urban Development pursuant to Section 8 of the United States Housing Act of 1937.

As used in this section, "area median income" means the median family income of a geographic area of the state, as annually estimated by the United States Department of Housing and Urban Development pursuant to Section 8 of the United States Housing Act of 1937. In the event these federal determinations of area median income are discontinued, the department shall establish and publish as regulations income limits for persons and families of median income for all geographic areas of the state at 100 percent of area median income, and for persons and families of low or moderate income for all geographic areas of the state at 120 percent of area median income. These income limits shall be adjusted for family size and shall be revised annually.

For purposes of this section, the department shall file, with the Office of Administrative Law, any changes in area median income and income limits determined by the United States Department of Housing and Urban Development, together with any consequent changes in other derivative income limits determined by the department pursuant to this section. These filings shall not be subject to Article 5 (commencing with Section 11346) or Article 6 (commencing with Section 11349) of Chapter 3.5 of Part 1 of Division 3 of Title 2 of the Government Code, but shall be effective upon filing with the Office of Administrative Law and shall be published as soon as possible in the California Regulatory Code Supplement and the California Code of Regulations.

The department shall establish and publish a general definition of income, including inclusions, exclusions, and allowances, for

qualifying persons under the income limits of this section and Sections 50079.5 and 50105, to be used where no other federal or state definitions of income apply. This definition need not be established by regulation.

Nothing in this division shall prevent the agency or the department from adopting separate family size adjustment factors or programmatic definitions of income to qualify households, persons, and families for programs of the agency or department, as the case may be.

50093.5. "Public transit corridor" means that area within one-quarter mile of a route on which the level of service is at or above the average for the transit system as a whole, according to the transit operator serving the area, and on which regularly scheduled public mass transit service stops are located, or within one-quarter mile of an existing or planned public mass transit guideway or busway station, or within one-quarter mile of a multimodal transportation terminal serving public mass transit operations. "Level of service," unless otherwise defined by the transit operator, means the frequency of headways and the number of vehicles per day.

50093.6. "Property improvement loan" means an advance of money, evidenced by a note, to finance rehabilitation and general repairs and improvements to a residence consistent with the purposes of this division. A property improvement loan may, but need not be, secured by a deed of trust. However, a property improvement loan made outside a neighborhood preservation area shall be unsecured and shall not exceed fifteen thousand dollars ($15,000).

50094. (a) Except as otherwise provided in subdivision (b), "qualified mortgage lender" means a mortgage lender certified by the agency, pursuant to rules and regulations thereof, to do business with the agency or a housing authority certified by the agency as capable of financing the construction or rehabilitation of residential structures.

(b) "Qualified mortgage lender", as used in Part 6 (commencing with Section 52500), means a mortgage lender certified by the policy committee, pursuant to agency rules and regulations adopted by the policy committee, to do business with the agency as capable of financing the construction or purchase of dwellings.

(c) A qualified mortgage lender, as defined in subdivision (a) or (b), may be a bank or trust company, mortgage banker, federal- or state-chartered savings and loan association, service corporation, or other financial institution or governmental agency which is deemed capable of providing service or otherwise aiding in the financing of construction loans and mortgage loans, and nothing in any other provisions of state law shall prevent such a lender or governmental agency from serving as a qualified mortgage lender under this division. A "qualified mortgage lender" that is determined by the agency to have violated state law of the terms of any agreement with the agency shall be promptly decertified.

50095. "Real property" means all lands, including improvements and fixtures thereon, and property of any nature appurtenant thereto or used in connection therewith, and every estate, interest, and right, legal or equitable, therein, including leaseholds, terms of years,

and liens by way of judgment, mortgage, or otherwise.

50096. "Rehabilitation" means repairs and improvements to a substandard residential structure necessary to make it meet rehabilitation standards. As used in this section, "substandard residential structure" has the same meaning as the term "substandard building," as defined in subdivision (f) of Section 17920.

50097. "Rehabilitation standards" means applicable state or local building or housing standards adopted pursuant to the State Housing Law, Part 1.5 (commencing with Section 17910) of Division 13, or continued in effect pursuant thereto.

For the purposes of Chapter 6.5 (commencing with Section 50660) of Part 2, "rehabilitation standards" (a) includes room additions necessary to prevent overcrowding of low-income or moderate-income households and (b) additionally, includes changes in grade, drainage facilities, or other improvements related to flood control and required by local ordinance or regulation as a condition to continued operation of a mobilehome park applying for or receiving a loan pursuant to Section 50662.2.

50098. "Rents" means the charges paid by the persons and families of low or moderate income for occupancy in a housing development assisted under this division whether the units are rented or operated as a cooperative.

50099. "Residential structure", for the purpose of housing assisted by the department, means a real property improvement used, or intended to be used, for residential or mixed residential and commercial purposes, or for commercial purposes if, in the judgment of the department, it is an integral part of a residential neighborhood.

50099.5. "Residential structure," for the purpose of the California Housing Finance Agency, means any existing structure of one to four units or any work or undertaking of one to four dwelling units of new construction or rehabilitation for the provision of housing financed pursuant to the provisions of this division for the primary purpose of providing decent, safe, and sanitary housing for persons and families of low or moderate income. "Residential structure" may include any buildings, land, equipment, facilities, or other real or personal property which the agency determines to be necessary or convenient in connection with the provision of housing pursuant to this division, and including, but not limited to, streets, sewers, utilities, parks, site preparation, landscaping, and other nonhousing facilities including, but not limited to, administrative, community, health, recreational, educational, commercial, and child care facilities which the agency determines are an integral part of a residential neighborhood.

50100. "Rules", "regulations", or "rules and regulations" mean regulations as defined in Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2 of the Government Code. All regulations of the department and agency shall be subject to such

provisions.

50101. "Rural area" means any open country or any place, town, village, or city which by itself and taken together with any other places, towns, villages, or cities that it is part of or associated with: (a) has a population not exceeding 10,000; or (b) has a population not exceeding 20,000 and is contained within a nonmetropolitan area. "Rural area" additionally includes any open country, place, town, village, or city located within a Standard Metropolitan Statistical Area if the population thereof does not exceed 20,000 and the area is not part of, or associated with, an urban area and is rural in character. This definition may be changed by the department or the agency, as the case may be, to conform to changes in federal programs.

50102. "Rural mortgage area" means an area outside any city, metropolitan area or urban county, as such terms are defined by Section 102 of the Housing and Community Development Act of 1974 (P.L. 93-383).

50103.5. "Statistical area" means an area established by action of the policy committee for purposes of determining the maximum acquisition costs for an owner-occupied housing unit to be financed pursuant to Part 6 (commencing with Section 52500). Such areas shall be any one of the following:

(a) A metropolitan area.

(b) A county which is not within a metropolitan area.

(c) A grouping of counties as determined by the policy committee, which are not within a metropolitan area, if insufficient recent statistical data exists for the purposes of this division for any county within such grouping.

50104. "Subsidy" means any financial assistance specifically provided by a governmental agency for the benefit of persons and families of low or moderate income, which is paid to an occupant of housing financed pursuant to this part for housing costs or which reduces such occupant's housing costs. "Subsidy" shall not include any benefit resulting from a loan made by the agency nor any benefit derived from the abatement of taxes levied by the state or a political subdivision thereof.

50104.5. "Systematic enforcement" means the enforcement of rehabilitation standards in accordance with a systematic program of making inspections of dwelling structures in accordance with objective criteria for selection or order of selection of dwelling structures to be inspected. Systematic enforcement may be limited to rental or multifamily dwellings. It does not refer to a policy of responding only to complaints and requests for inspections. It does not include inspections where violations are not cited. It does not include the concentrated enforcement of rehabilitation standards in a designated geographic area within the jurisdiction.

50104.6. "Targeted area", for the purposes of Part 6 (commencing

with Section 52500), means a census tract as designated by the United States Secretary of Commerce, in which 70 percent or more of the families have an income which is 80 percent or less of the statewide median family income, or is an area of economic distress as determined by the policy committee based on the criteria for establishing such areas contained in the second Section 6a. 103A-1 (b) (3) of Title 26 of the Code of Federal Regulations (See 46 FR 4315, dated July 1, 1981).

50104.7. "Urban area" means any portion of a county or the state which is not a rural area.

50105. "Very low income households" means persons and families whose incomes do not exceed the qualifying limits for very low income families as established and amended from time to time pursuant to Section 8 of the United States Housing Act of 1937. Such limits shall be published by the department in the California Administrative Code as soon as possible after adoption by the Secretary of Housing and Urban Development. In the event such federal standards are discontinued, the department shall, by regulation, establish income limits for very low income households for all geographic areas of the state at 50 percent of area median income, adjusted for family size and revised annually. As used in this section, "area median income" means the median family income of a geographic area of the state.

HOUSING ELEMENT
APPENDIX C

Public Participation Process

TECHNICAL APPENDIX C
PUBLIC PARTICIPATION PROCESS

In developing the Housing Element for the FY1999 - FY 2004 cycle, the Planning and Development Review Department sought the participation of all economic segments of the community to assure that their housing needs would be addressed. In early 1998, the proposed Housing Element outline and work program were reviewed and discussed with SANDAG, the Housing Commission, the Community Planners Committee (CPC) and the City Council's Land Use and Housing Committee.

The Planning and Development Review Department coordinated with other City departments and SANDAG in calculating existing and projected housing needs and in determining policies, programs, and objectives.

In mid-1998, the Department established an informal committee, called the "Housing Element Working Group" It consisted of representatives of a wide variety of housing related interests including representatives of affordable housing advocates, the building industry, the real estate industry, the not-for-profit sector, representatives from the disabled and homeless communities, the Housing Commission and other City staff.

The Committee met every other week from August through early December, 1998 to provide input on each chapter and section. Many helpful comments and suggestions were received and incorporated into the Element which improved not only the technical quality of it, but also made it more responsive to a broad variety of housing needs and to community concerns.

A first draft was completed in December, 1998 and submitted to the City's Environmental Analysis staff by January, 1999. Copies of the draft were also distributed to members of the Housing Element Working Group.

Three hearings and a workshop were held with the City's Planning Commission to allow thorough review and discussion. Out of this process emerged a resolution to the City Council recommending that a number of policies and programs be added to the Housing Element. This resolution was adopted by the City Council when it authorized submittal of the Housing Element to the State Department of Housing and Community Development for review.

HOUSING ELEMENT
APPENDIX D

Inventory of "At-Risk" Affordable Units

Appendix D

Inventory and Cost Analysis of "At-Risk" Affordable Units

Appendix D contains an inventory and comparative analysis of the costs involved in replacing units at risk of conversion from affordable housing to market rents during both the Group 1, FY 2000 through FY 2004, and Group 2, FY 2005 through FY 2009 analysis periods. The Analysis calculates the cost to replace, through new construction or acquisition and rehab, the same at-risk units in comparable size and rent levels. San Diego Housing Commission staff used most current development, acquisition and rehabilitation costs in the analysis.

The purpose of this analysis is to compare the cost of options available to the jurisdiction when faced with a potential conversion problem, and to determine the level of local subsidies required to assist in preservation efforts. The cost analysis will enable the City to use a "bottom line" approach as programs are developed and available resources targeted to preserve units at risk of conversion.

A total of **3,822** affordable units are eligible to convert to market rate rents during the FY 2000 through FY 2004 reporting period. Most of these units are at risk due to options available to current owners to prepay existing federal mortgages. Estimates indicate that it would cost the City over **$380 million** to replace those units through new construction and over **$201 million** to replace those units through acquisition and rehabilitation. Estimated acquisition costs factored in possible rehab cost to bring units up to health and safety standards or to remove asbestos and lead-based paint hazards. It should be noted that **1,853** units are in projects owned by nonprofits, and although eligible for conversion, those projects are generally regarded as being at low-risk for conversion to market rate housing. The City will monitor those nonprofit projects, but anticipate that any preservation opportunities will come from for-profit owned projects.

A total of **368** affordable units are eligible to convert to market rate rents during the **FY 2005 through FY 2009** reporting period. Most of these units are at risk due to the expiration of Multifamily Bond financing. Estimates indicate that it would cost the locality nearly **$36 million** to replace those units through new construction and nearly **$19 million** to replace those units through acquisition and rehabilitation.

The City is at risk of losing a total of **4,190** affordable units from its affordable housing stock, from **FY 2000 through FY 2009**, due to the prepayment of subsidized mortgages and the expiration of affordability restrictions. Most of these units are at risk due to options available to current owners to prepay existing federal mortgages, or the expiration of multifamily bonds. Estimates indicate that it would cost the locality nearly **$422 million** to replace those units through new construction

and over **$222 million** to replace those units through acquisition and rehabilitation. Owners of multifamily bond projects may agree to amend existing bond documents to extend the terms of affordability, at no cost to the jurisdiction.

Localities can anticipate limited Federal and State assistance in preserving the affordability of these units. Therefore, the need for local assistance is much greater in this instance. Faced with greater preservation costs, replacement of lost units through acquisition and rehabilitation appears to be the most cost effective option.

The cost analysis makes clear the need for access to all available financial resources in order to prevent the loss of at-risk units. Moreover, the analysis also makes clear the need to work with organizational resources to achieve preservation targets. Reliance on local or even state or federal financing programs alone is not sufficient to assure preservation, given the extensiveness of the conversion problem.

There has been such a variety of financing and subsidy programs used to build affordable housing in the past, that existing state and federal financing or incentive preservation programs do not address the possible conversion of many nonfederal financed housing projects, such as density bonus units. Finally, long-term preservation is not guaranteed without enlisting the active support and participation of tenants and local nonprofit agencies willing to acquire and maintain at-risk units as permanently affordable housing.

Total Local Sources

The City will consider the use of those local funds listed below to support the preservation or replacement of its at risk units:

POTENTIAL SOURCES	FY 00	FY 01	FY 02	FY 03	FY 04
CDBG	$18M	$18M	$18M	$18M	$18M
HOME	7M	7M	7M	7M	7M
Housing Trust Fund	3M	3M	3M	3M	3M
Housing Commission	1M	1M	1M	1M	1M
Redevelopment Set Aside	3M	3M	3M	3M	3M
TOTAL	$32M	$32M	$32M	$32M	$32M
GRAND TOTAL $160 Million					

As can be seen, the City has, at its discretion, sufficient funds to preserve all affordable units at

risk through FY04. It must be noted, however, that a significant portion of those funding sources are currently used to support ongoing affordable housing and community development activities, and to support the wide range of activities which comprise this City's multi-faceted affordable housing strategy.

Allocation of all funds from these sources to support preservation activities would deprive other affordable housing and community development activities of sufficient support to guarantee their continuation or the successful implementation of new activities in these areas. Therefore, while the City will consider the use of these funds for preservation of at risk units, it is highly unlikely that all such funds will be used for this purpose.

PRESERVATION OBJECTIVE

The U.S. Department of Housing and Urban Development (HUD), working with the City of San Diego, will take the following steps to protect the low and very low-income households of those projects:

- Unassisted low and very low-income households residing in those federal mortgaged projects may be eligible for Preservation Section 8 vouchers. HUD will provide vouchers subject to availability of federal funds.

- A household living in a Section 8 project based assisted unit under an existing Housing Assistance Payments (HAP) Contract may continue to reside in the project until the contract expires. The resident will receive a Section 8 voucher when the HAP contract expires.

The 1997 Federal Appropriations Act also provided Section 8 assistance to prevent displacement, and expand the scope of eligibility to include all low-income families, and moderate-income families who are elderly or disabled or families who are residing in a low-vacancy area (3 percent or less vacancies). All recipients must reside in the housing on the date of prepayment. The San Diego HUD Office will work with the property owners and the San Diego Housing Commission to ensure that the above steps for protecting the residents are implemented.

If current owners do not wish to retain those units as affordable, the City may provide assistance to private non-profit or for-profit entities interested in purchasing and managing those projects as affordable housing. In the event that no interested and capable private entities are available to assume control of those

at-risk units, the City, through its Housing Commission, can pursue ownership and management of those units for which retention as affordable dwellings is considered important in meeting the housing needs of lower income residents. The City will utilize this flexible approach to retain as many units as financially feasible in its affordable housing stock.

Given the level of local, state and federal financing anticipated to be available, during the Group 1 analysis period, **the preservation objective during this period is 400 units**, or approximately 10 percent of the total number of assisted units eligible to convert to market rate housing.

Sorted by Expiration Date of Mortgage Affordability Restrictions (Pre-Pay), or Section 8 Contracts Renewals (Opt-Out)

Project			Fed / State / Local	Expiration Dates		Units		Contract Units - Bedrooms				
Name	Address	N 1	Programs	Pre-Pay	Opt-Out 2	Total	Assisted	0	1	2	3	4
1: Projects owned by Non-Profit Organizations, and altho												
2: Contains projects which												
Group 1 Projects: July 1, 199												
Euclid Avenue Apts	4115 Euclid Avenue	N	236(j)(1)	08/01/90	05/31/99	12	12	0	3	5	4	0
Westminster Manor	1730 Third Avenue	N	236(j)(1)/202 Eld. Hsg.	02/01/92	06/30/99	156	51	35	16	0	0	0
Grant Heights Park	2663 J Street		236(j)(1)	04/01/93	06/30/99	28	23	0	5	18	0	0
Grace Tower	3955 Park Blvd	N	202 (Elderly)	06/30/98	06/30/99	169	20	5	15	0	0	0
Trinity Manor	3940 Park Blvd	N	202 (Elderly)	01/01/00	12/09/99	100	100	0	99	1	0	0
Cathedral Arms	3911 Park Blvd	N	236(j)(1)/202 Eld. Hsg.	08/01/92	05/31/00	207	82	79	3	0	0	0
Wesley Terrace	5343 Monroe Avenue	N	236(j)(1)/202 Eld. Hsg.	07/01/93	05/31/00	160	119	41	2	0	0	0
Cathedral Plaza	1551 Third Avenue	N	236(j)(1)	03/01/96	05/31/00	222	84	54	30	0	0	0
Luther Tower	1455 Second Avenue	N	202 (Elderly)		05/31/00	198	32	22	10	0	0	0
Green Manor	4041 Ibis Street	N	202 (Elderly)		05/31/00	152	125	85	40	0	0	0
Bay Vista Methodist Hgts	4888 Logan Avenue	N	223(c)/221 (d) (3)	01/01/91	05/31/00	268	268	0	0	100	168	0
Lakeshore Villa	6888 Golfcrest Drive		221(d)(4) Mkt. Rate	11/01/98	06/04/00	126	125	0	125	0	0	0
Imperial Villa Apts	620 67th Street		236(j)(1)	06/01/95	06/30/00	38	37	0	12	18	7	0
Sorrento Tower	2875 Cowley Way	N	236(j)(1)/202 Eld. Hsg.	02/01/97	06/30/00	198	165	130	35	0	0	0
Penasquitos Village	10955 Carmel Mt Road		221(d)(3) BMIR	05/01/90	07/31/00	332	213	0	62	151	0	0
Delta Arms	4245 Delta Street	N	236(j)(1)	12/01/92	07/31/00	22	21	0	6	10	5	0
Pres. John Adams III	3829 Marlborough Avenue		236(j)(1)	08/01/92	09/30/00	19	19	0	19	0	0	0
Logan Square Gardens	4742 Solola Avenue		236(j)(1)	01/01/93	09/30/00	170	144	0	47	76	21	0
San Diego Square	1055 9th Avenue	N	202 (Elderly)	02/01/01	10/26/00	154	154	0	154	0	0	0
Casa Colina	5207 52nd Place		221(d)(4) Mkt. Rate	01/01/99	02/28/01	75	74	0	74	0	0	0
Horton House	333 G Street	N	221(d)(3) Mkt. Rate	08/01/01	04/26/01	150	150	49	101	0	0	0
Lions Community Manor	310 Market Street	N	202 (Elderly)	04/01/02	09/30/01	129	129	0	129	0	0	0
Cerro Pueblo	2835 Clairmont Drive		221(d)(4) Mkt. Rate	06/01/03	11/10/01	46	46	0	46	0	0	0
Villa Merced	1148 Beyer Way	N	202 (Elderly)	08/01/02	01/14/02	100	100	0	100	0	0	0
Big Sister Residency	3360 4th Avenue	N	811 Disabled		07/31/02	15	15	0	0	0	0	0
Guadalupe Plaza	4142 42nd Street	N	202 (Elderly)	09/01/03	11/30/02	126	126	0	126	0	0	0
Mariners Cove Apts	4392 W. Point Loma Blvd	N	221(d)(4) Mkt. Rate	08/01/95	03/22/04	500	100	0	24	68	8	0
Eldorado Hills	3828 Pendient Court		Multi-Family Bonds	05/23/94		448	90	0	26	32	32	0
50th Street Apts	4216 50th Street		Multi-Family Bonds	03/03/95		12	3	1	2	0	0	0
Foxwood	4260 Palm Avenue		Multi-Family Bonds	05/31/95		131	27	0	13	14	0	0

Sorted by Expiration Date of Mortgage Affordability Restrictions (Pre-Pay), or Section 8 Contracts Renewals (Opt-Out)

Project			Fed / State / Local	Expiration Dates		Units		Contract Units - Bedrooms				
Name	Address	N 1	Programs	Pre-Pay	Opt-Out 2	Total	Assisted	0	1	2	3	4
Azalea Gardens	3777 Herman Avenue		Multi-Family Bonds	09/01/95		55	11	0	11	0	0	0
Alabama Manor	3828 Alabama Avenue		Multi-Family Bonds	09/01/95		68	14	1	12	1	0	0
Sante Fe Place	4353 34th Street		Multi-Family Bonds	09/01/95		39	8	0	8	0	0	0
Sante Fe Manor	3835 Swift Avenue		Multi-Family Bonds	10/14/95		50	10	0	10	0	0	0
Bernardo Hills	15265 Naturin drive		Multi-Family Bonds	07/26/97		248	50	0	31	19	0	0
Walsh Apts	4025 Parkhaven Court		Multi-Family Bonds	09/30/97		40	8	0	0	8	0	0
Parkhaven III	241 Willow Road		Multi-Family Bonds	12/31/97		96	20	0	10	0	8	2
La Serena	15639 Avenida Alcachofa		Multi-Family Bonds	01/27/99		175	35	0	18	17	0	0
La Jolla Point	7939 Avenida Navidad		Multi-Family Bonds	11/13/00		328	66	0	21	45	0	0
Coral Pointe	3945 Nobel Drive		Multi-Family Bonds	12/20/01		368	74	8	37	29	0	0
Paseo Point	10024 Paseo Montril		Multi-Family Bonds	02/14/02		250	50	0	37	13	0	0
Nobel Court	3707 Nobel Drive		Multi-Family Bonds	03/21/03		685	137	0	110	27	0	0
La Cima	7503 Charmant Drive		Multi-Family Bonds	10/28/03		514	103	0	75	28	0	0
	3722 Logan Avenue		MOD Rehab		02/04/96	7	7	0	0	7	0	0
	4737 Guymon Street		MOD Rehab		03/06/96	4	4	0	0	0	0	4
	2150 Kearney Avenue		MOD Rehab		09/01/96	2	2	0	1	1	0	0
	620 Denby Street		MOD Rehab		09/01/96	2	2	0	0	2	0	0
	901 29th Street, South		MOD Rehab		11/01/96	4	4	0	0	4	0	0
	273 Francis Street, N.		MOD Rehab		12/01/96	7	7	0	0	7	0	0
	8155 Helm Street		MOD Rehab		01/31/97	2	2	0	0	1	1	0
	3025 L Street		MOD Rehab		02/01/97	2	2	0	2	0	0	0
	351 33rd Street, South		MOD Rehab		02/01/97	6	6	0	6	0	0	0
	2956 L Street		MOD Rehab		04/01/97	2	2	0	2	0	0	0
	401 Aurora Street		MOD Rehab		04/01/97	12	12	0	0	12	0	0
	3581 Van Dyke Avenue		MOD Rehab		05/01/97	4	4	0	2	2	0	0
	614 Bancroft Street, S.		MOD Rehab		05/01/97	4	4	0	0	4	0	0
	628 BancroftStreet		MOD Rehab		05/01/97	5	5	0	0	5	0	0
	3027 Greely Avenue		MOD Rehab		06/01/97	2	2	0	0	1	1	0
Robert S Vermilya	345 44th Street		Sect 8		07/31/97	2	2	0	0	0	2	0
	2832 K Street		MOD Rehab		11/01/97	2	2	0	0	1	1	0
	720 Gregory Street, South		MOD Rehab		11/01/97	3	3	0	0	3	0	0
	5418 Roswell Street		MOD Rehab		07/12/98	2	2	0	0	2	0	0
	2816 Imperial Avenue		MOD Rehab		07/27/98	2	2	0	0	2	0	0
	2705 Clay Avenue		MOD Rehab		08/04/98	4	4	0	2	0	2	0
	744 46th Street, South		MOD Rehab		08/08/98	3	3	0	0	3	0	0
	4566 Oregon Street		MOD Rehab		11/30/98	6	6	0	6	0	0	0
	1350 47th Street, North		MOD Rehab		12/31/98	50	50	0	20	30	0	0

Sorted by Expiration Date of Mortgage Affordability Restrictions (Pre-Pay), or Section 8 Contracts Renewals (Opt-Out)

Project			Fed / State / Local	Expiration Dates		Units		Contract Units - Bedrooms				
Name	Address	N 1	Programs	Pre-Pay	Opt-Out 2	Total	Assisted	0	1	2	3	4
	1301 45th Street, South		MOD Rehab		02/26/99	18	18	0	0	18	0	0
	3709 T Street		MOD Rehab		02/28/99	5	5	0	0	5	0	0
	4120 C Street		MOD Rehab		02/28/99	7	7	0	2	3	1	1
	2025 Harrison Avenue		MOD Rehab		03/31/99	12	12	0	11	1	0	0
	4130 43rd Street		MOD Rehab		04/30/99	7	7	0	4	3	0	0
	838 41st Street, North		MOD Rehab		05/01/99	6	6	0	0	3	3	0
	2041 42nd Street, South		MOD Rehab		05/28/99	7	7	0	0	7	0	0
	3606 Del Sol Boulevard		MOD Rehab		06/01/99	91	91	0	2	12	65	12
	4204 Division Street		MOD Rehab		06/11/99	6	6	0	0	6	0	0
	1215 36th Street, South		MOD Rehab		07/30/99	4	4	0	0	0	4	0
	2951 K Street		MOD Rehab		09/29/99	7	7	0	7	0	0	0
	1440 40th Street, South		MOD Rehab		10/16/99	16	16	0	1	14	1	0
	634 Fergus Street (1/2)		MOD Rehab		10/16/99	4	4	0	4	0	0	0
	3228 Central Avenue		MOD Rehab		11/11/99	2	2	0	1	1	0	0
	3003 Greely Avenue		MOD Rehab		11/20/99	3	3	0	3	0	0	0
	711 61st Street, North		MOD Rehab		11/28/99	8	8	4	3	1	0	0
	515 31st Street. South		MOD Rehab		12/21/99	4	4	0	3	1	0	0
	536 Sicard Street		MOD Rehab		12/28/99	8	8	0	8	0	0	0
	653 60th Street		MOD Rehab		01/19/00	3	3	0	0	2	1	0
	564 Olivewood Terrace		MOD Rehab		01/20/00	2	2	0	0	2	0	0
	3888 Harney Street		MOD Rehab		01/27/00	5	5	4	0	0	1	0
	3670 Birch Street		MOD Rehab		02/11/00	2	2	0	0	2	0	0
	634 Elizabeth Street		MOD Rehab		02/19/00	2	2	0	1	1	0	0
	2983 Webster Avenue		MOD Rehab		04/06/00	2	2	0	2	0	0	0
	2505 Jefferson Street		MOD Rehab		04/24/00	4	4	4	0	0	0	0
	4204 Keeler Avenue		MOD Rehab		08/17/00	6	6	0	5	1	0	0
	3467 Oceanview Boulevard		MOD Rehab		09/30/00	2	2	0	0	0	2	0
	514 32nd Street		MOD Rehab		03/24/01	3	3	0	2	1	0	0
	3525 Island Avenue		MOD Rehab		04/24/01	46	46	0	0	40	6	0
	843 4th Avenue		State Rehab	11/20/96		30	30	30	0	0	0	0
Island Garden Apts	3545 Island Avenue		207/223(f)	10/01/00		121	121	0	0	109	12	0
			Group 1 Total:			7,961	3,822	552	1,804	1,000	356	19

Group 2 Projects: July 1, 200

Sorted by Expiration Date of Mortgage Affordability Restrictions (Pre-Pay), or Section 8 Contracts Renewals (Opt-Out)

Project			Fed / State / Local	Expiration Dates		Units		Contract Units - Bedrooms				
Name	Address	N 1	Programs	Pre-Pay	Opt-Out 2	Total	Assisted	0	1	2	3	4
University Canyon N.	2098 Via Las Cumbres	N	221(d)(4) Mkt. Rate	02/01/05	07/05/04	120	120	0	30	82	8	0
Shirley Heights	5536 Amanda Street				07/16/09	34	34	0	0	0	0	34
Summerset Village	11102 Caminito Alvarez		Multi-Family Bonds	02/27/08		752	151	37	36	78	0	0
Las Flores	7039 Charmant Drive		Multi-Family Bonds	06/01/08		312	63	0	41	22	0	0
			Group 2 Total:			1,218	368	37	107	182	8	34
			Total Group 1 & 2:			9,179	4,190	589	1,911	1,182	364	53

COST ANALYSIS:

Total New Construction Costs	$380,047,000	3,822	37,536,000	164,164,000	121,000,000	53,756,000	3,591,000
Total Acquisition & Rehab Co	$201,079,000	3,822	22,632,000	90,200,000	61,000,000	25,632,000	1,615,000
Total New Construction Costs	$41,909,000	368	2,516,000	9,737,000	22,022,000	1,208,000	6,426,000
Total Acquisition & Rehab Co	$21,435,000	368	1,517,000	5,350,000	11,102,000	576,000	2,890,000
Total New Construction Costs	$421,956,000	4,190	40,052,000	173,901,000	143,022,000	54,964,000	10,017,000
Total Acquisition & Rehab Co	$222,514,000	4,190	24,149,000	95,550,000	72,102,000	26,208,000	4,505,000