

CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE

Estimated Public Benefits Qualified Residential Rental Project Pool Round 3 2003

State and local governmental agencies and joint powers authorities can issue tax-exempt housing revenue bonds. These bonds assist developers of multifamily rental housing units to acquire land and construct new units or purchase and rehabilitate existing units. The tax-exempt bonds lower the interest rate paid by the developers. These developers produce market rate and affordable rental housing for low and very low-income households by reducing rental rates to these individuals and families.

The California Debt Limit Allocation Committee is responsible for administering California's annual tax-exempt private activity bond program, known as "the annual State ceiling". For calendar year 2003, California's State ceiling is \$2.633 billion. Each year the Committee divides the annual State ceiling among several bond programs, known as "Program Pools", including the Qualified Residential Rental Project (QRRP) Pool. For calendar year 2003, the Committee reserved approximately \$1.436 billion, or 54.6% of the State ceiling for the QRRP Pool. The \$1.436 billion of bond authority will be allocated in three allocation rounds and to three sub-pools i.e., General Pool (consists of projects having 50.1% or more of its total units designated as Restricted Rental Units); Mixed Income Pool (consists of projects having 50% or fewer of its total units designated as Restricted Rental Units); and the Rural Project Pool (consists of projects located in a rural area as defined by California Health and Safety Code Section 50199.21 and not including Mixed Income projects).

The Committee awarded a total of \$568,731,157 of the State Ceiling to 55 multifamily rental housing projects in the Third Allocation Round of 2003. The Committee also authorized the use of \$5,100,000 in 2001 Carryforward Allocation to the City of Santa Ana in this round increasing the number of projects awarded allocation to 56 and the total allocation awarded to multifamily rental housing in the Third Allocation Round to \$573,831,157. Of the \$573,831,157 awarded, \$418,552,667, which includes the 2001 carryforward allocation, was allocated to the General Pool, \$139,760,000 was allocated to the Mixed Income Pool and \$10,418,090 was allocated to the Rural Project Pool.

The allocations awarded in the Third Allocation Round will finance 6,034 total units, of which 4,592, or 76% will be Restricted Rental Units. Restricted Rental Units are units within a Project that are restricted to households earning 60% or less of the Applicable Median Family Income. Of the 4,592 Restricted Rental Units, 2,414 units will be restricted to very low income households with incomes at or below 50% of the area median income and 2,178 units will be restricted to low income households with incomes between 51% and 60% of the area median income. Of the total 6,034 units to be financed with the allocation, 4,439 will be new construction units, 1,830 will be senior citizen units, 27 will be special needs units and 1,227 will be large family (3-4 bedroom) units. In addition, this allocation will preserve 528 income and rent restricted units that were at-risk of losing affordability restrictions.

The Public Benefits Analysis does not account for full or partial reversions of allocation. A reversion of allocation occurs when all or a portion of an allocation is not issued and is returned to the Committee. The Committee may re-allocate any bond authority that is reverted back to the Committee.

SUMMARY OF PROJECTS				
Total # of Projects	# of New Constr. Projects	# of Acq. & Rehab. Projects	# of Family Projects	# of Senior Citizen Projects
56	42	14	41	15
% of Total:	75%	25%	73.2%	26.8%

SUMMARY OF UNITS										
Total # of Units	# of New Constr. Units	# of Acq. & Rehab. Units	# of Restricted Units	Units @ 50%	Units @ 60%	# of At-Risk Units	# of Special Need Units	Market Rate Units	# of Large Family Units	# of Senior Citizen Units
6,034	4,439	1,595	4,592	2,414	2,178	528	27	1,442	1,227	1,830
% of Total:	73.6%	26.4%	76.1%	40%	36.1%	17.2%	.4%	23.9%	20.3%	30.3%

SUMMARY OF POOL CATEGORIES																
Pool Type	Total # of Projects	Total # of Units	# of Restricted Units	Units @ 50%	Units @ 60%	Market Rate Units	# of Large Family Units	# of New Constr. Projects	# of New Constr. Units	# of Acq. & Rehab. Projects	# of Acq. & Rehab. Units	# of At-Risk Units	# of Family Projects	# of Senior Citizen Projects	# of Senior Citizen Units	# of Special Needs Units
GENERAL	46	4,619	4,166	2,123	2,043	453	1,012	34	3,138	12	1,481	414	33	13	1,603	27
MIXED INCOME	7	1,242	253	253	0	989	184	7	1,242	0	0	0	5	2	227	0
RURAL	3	173	173	38	135	0	31	1	59	2	114	114	3	0	0	0
Totals:	56	6,034	4,592	2,414	2,178	1,442	1,227	42	4,439	14	1,595	528	41	15	1,830	27