

CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE

Estimated Public Benefits Qualified Residential Rental Project Pool Round 2 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 are used to fund a loan with a below market interest rate. The low interest rate loan is used by the Project Sponsor to develop the project. Project Sponsors 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 Pool. For calendar year 2003, the Committee reserved approximately \$1.436 billion, or 54.6% of the State ceiling for the Qualified Residential Rental Project Pool. The \$1.436 billion of bond authority will be allocated in three allocation rounds and to three sub-pools i.e., General Pool (projects having more than 50% of total units designated as Restricted Rental Units); Mixed Income Pool (projects having 50% or fewer of total units designated as Restricted Rental Units); and the Rural Project Pool (projects located in a rural area as defined by California Health and Safety Code Section 50199.21 but shall not include a Mixed Income Project).

The Committee awarded a total of \$441,728,633 of the 2003 State Ceiling to 42 rental projects in the Second Allocation Round of 2003. Of this amount, \$279,242,633 was allocated to General Pool projects, \$130,170,000 was allocated to Mixed Income Pool projects and \$13,550,000 was allocated to Rural Pool projects.

The allocations awarded in the Second Allocation Round will finance 4,555 total units, of which 3,469 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 Area Median Family Income. Of the 3,469 Restricted Rental Units, 1,569 units will be restricted to very low income households with incomes at or below 50% of the Applicable Area Median Family Income and 1,900 units will be restricted to low income households with incomes at or below 60% of the Applicable Area Median Family Income. Of the total 4,555 units to be financed with the allocation, 3,839 will be new construction units, 713 will be senior citizen units, and 811 will be large family (3-4 bedroom) units. In addition, this allocation will preserve 252 income and rent restricted units that were at-risk of losing their 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
42	33	9	33	9
% of Total:	78.6%	21.4%	78.6%	21.4%

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
4,555	3,839	716	3,469	1,569	1,900	252	0	1,086	811	713
% of Total:	84.3%	15.7%	76.2%	34.4%	41.7%	5.5%	0%	23.8%	17.8%	15.6%

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	30	2,903	2,764	1,138	1,626	139*	643	23	2,294	7	609	203	25	5	446	0
MIXED INCOME	4	1,189	242	242	0	947	40	4	1,189	0	0	0	4	0	0	0
RURAL	8	463	463	189	274	0	128	6	356	2	107	49	4	4	267	0
Totals:	42	4,555	3,469	1,569	1,900	1,086	811	33	3,839	9	716	252	33	9	713	0