

CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE

Estimated Public Benefits
Qualified Residential Rental Project Pool
2004
Round 3

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 2004, California's State ceiling is \$2.838 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 (Rental Project Pool). For calendar year 2004, the Committee reserved approximately \$1.552 billion, or 54.7% of the State ceiling for the Rental Project Pool. The \$1.552 billion of bond authority is allocated 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 \$397,282,883 million of the 2004 State Ceiling in the Third Allocation Round of 2004 on a carryforward basis, which means that the applicants were authorized to carry forward the Allocation to calendar year 2005. The \$397,282,883 million allocated in the Third Allocation Round will fund 32 multifamily rental housing projects. Of the \$397,282,883 million allocation, \$204,958,049 million was allocated to General Pool projects, \$192 million was allocated to a Mixed Income Pool project, and \$324,834 was allocated to Rural Pool projects.

The allocations awarded in the Third Allocation Round will finance 3,185 total units, of which 2,231, or 70%, 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 2,231 Restricted Rental Units, 937 units will be restricted to very low income households with incomes at or below 50% of the area median income and 1,294 units will be restricted to low income households with incomes between 51% and 60% of the area median income. Of the total 3,185 units to be financed with the allocation, 1,689 will be new construction units, 632 will be senior citizen units, 362 will be large family (3-4 bedroom) units and 71 will be special needs units. In addition, this allocation will preserve 867 income and rent restricted units that were at-risk of losing affordability restrictions.

SUMMARY OF PROJECTS				
Total # of Projects	# of New Constr. Projects	# of Acq. & Rehab. Projects	# of Family Projects	# of Senior Citizen Projects
32	21	11	27	5
% of Total:	65%	34%	84%	16%

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
3,185	1,689	1,496	2,231	937	1,294	867	71	954	362	632
% of Total:	53%	47%	70%	29.4%	40.6%	27.2%	2.2%	30%	11.4%	19.8%

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	27	2,019	1,996	702	1,294	23	322	17	882	10	1,137	508	22	5	632	71
MIXED INCOME	4	1,166	235	235	0	931	40	3	807	1	359	359	4	0	0	0
RURAL	1	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0
Totals:	32	3,185	2,231	937	1,294	954	362	21	1,689	11	1,496	867	27	5	632	71