

CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE

Estimated Public Benefits Qualified Residential Rental Project Pool March 15, 2006 Allocation

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 2006, California's State ceiling is \$2.890 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 2006, the Committee reserved approximately \$1.635 or 56.6% of the State ceiling for the Rental Project Pool. The \$1.635 billion of bond authority will be allocated throughout the calendar year 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 \$272,972,001 of the 2006 State Ceiling on March 15, 2006 for multifamily rental housing. The \$272.9 million allocated on March 15, 2006 will fund 28 multifamily rental housing projects.

The allocations awarded on March 15, 2006 will finance 2,639 total units, of which 2,508 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 2,508 Restricted Rental Units, 1,118 units will be restricted to very low income households with incomes at or below 50% of the area median income and 1,390 units will be restricted to low income households with incomes between 51% and 60% of the area median income. Of the total 2,639 units to be financed with the allocation, 943 will be new construction units, 980 will be senior citizen units, and 291 will be large family (3-4 bedroom) units. In addition, this allocation will preserve 768 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
28	11	17	19	9
% of Total:	39.3%	60.7%	67.9%	32.1%

SUMMARY OF UNITS												
Total # of Units	# of Restricted Units	Units @ 50%	Units @ 60%	Market Rate Units	# of New Constr. Units	# of Acq. & Rehab. Units	# of At-Risk Units	# of Family units	# of Large Family Units	# of Sr. Citizen Units	# of Special Need Units	
2,639	2,508	1,118	1,390	131	943	1,696	768	1,659	291	980	405	
% of Total:	95 %	42.4%	52.7%	5%	35.7%	64.3%	29.1%	62.9%	11%	39.1%	15.3%	

SUMMARY OF POOL CATEGORIES																	
Pool Type	Total # of Projects	Total # of Units	# of Restr. Units	Units @ 50%	Units @ 60%	Market Rate Units	# of Family Units	# of Large Family Units	# of Sr. Citizen Units	# of Special Needs Units	# of At-Risk Units	# of NC Units	# of Acq. & Rehab Units	# of NC Projs.	# of Acq. & Rehab. Projs.	# of Fam. Projs.	# of Sr. Projs.
GENERAL	23	2,294	2,268	997	1,271	26	1,432	253	859	327	633	811	1,483	10	13	16	7
MIXED INCOME	1	132	27	0	27	105	132	6	0	0	0	132	0	1	0	1	0
RURAL	4	213	213	121	92	0	92	32	121	78	135	0	213	0	4	2	2
Totals:	28	2,639	2,508	1,118	1,390	131	1,656	291	980	405	768	943	1,696	11	17	19	9