

CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE

Estimated Public Benefits
Qualified Residential Rental Project Pool
March 26, 2008 Allocation

Revised

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 2008, California's State ceiling is \$3.107 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 2008, the Committee reserved approximately \$1.72 billion or 55.4% of the State ceiling for the Rental Project Pool. The \$1.72 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 \$404,268,854 of the 2008 State Ceiling on March 26, 2008 for multifamily rental housing. On May 28, 2008 the Committee approved the transfer of \$23,567,517, which is a portion of unused ABAG 2007 carryforward allocation from the Montague Residence Apartments project, to three ABAG projects that requested allocation for the March 26, 2008 meeting. This subsequently reduced the amount of 2008 allocation used on March 26, 2008 to \$380,701,337. These allocations will fund 34 multifamily rental housing projects.

The allocations awarded on March 26, 2008 will finance 3,292 total units, of which 3,083 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 3,083 Restricted Rental Units, 1,516 units will be restricted to very low income households with incomes at or below 50% of the area median income and 1,567 units will be restricted to low income households with incomes between 51% and 60% of the area median income. Of the total 3,292 units to be financed with the allocation, 1,373 will be new construction units, 1,354 will be senior citizen units, and 438 will be large family (3-4 bedroom) units. In addition, this allocation will preserve 538 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
34	16	18	20	14
% of Total:	47%	53%	59%	41%

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	
3,292	3,083	1,516	1,567	209	1,373	1,919	538	1,938	438	1,354	149	
% of Total:	94 %	46%	48%	6%	42%	58%	16%	59%	13%	41%	4.5%	

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	29	2,859	2,859	1,373	1,486	0	1,537	406	1,322	149	538	1,059	1,800	12	17	16	13
MIXED INCOME	2	262	53	53	0	209	262	0	0	0	0	262	0	2	0	2	0
RURAL	3	171	171	90	81	0	139	32	32	0	0	52	119	2	1	2	1
Totals:	34	3,292	3,083	1,516	1,567	209	1,938	438	1,354	149	538	1,373	1,919	16	18	20	14