

CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE

Estimated Public Benefits
Qualified Residential Rental Project Pool
July 22, 2009 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 2009, California's State ceiling is \$3.308 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 2009, the Committee reserved approximately \$1.72 billion or 52.1% 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 \$119,680,696 of the 2009 State Ceiling and authorized the use of \$55,700,000 in 2008 carryforward allocation on July 22, 2009 for multifamily rental housing. This allocation will fund 14 multifamily rental housing projects.

The allocations awarded on July 22, 2009 will finance 1,220 total units, of which all 938 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 938 Restricted Rental Units, 710 units will be restricted to very low income households with incomes at or below 50% of the area median income and 228 units will be restricted to low income households with incomes between 51% and 60% of the area median income. Of the total 938 units to be financed with the allocation, 717 will be new construction units, 198 will be senior citizen units, and 161 will be large family (3 or more bedroom) units. In addition, this allocation will preserve 40 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
14	7	7	13	1
% of Total:	50%	50%	93%	7%

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	
1,220	938	710	228	282	717	503	40	1,022	161	198	44	
% of Total:	77 %	58%	19%	23%	59%	41%	3%	84%	13%	16%	4%	

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	9	605	605	281	54	0	605	154	0	44	0	539	66	6	3	9	0
MIXED INCOME	2	306	63	63	0	243	306	2	0	0	0	178	128	1	1	2	0
RURAL	3	309	270	366	174	39	111	5	198	0	40	0	309	0	3	2	1
Totals:	14	1,220	938	710	228	282	1,022	161	198	44	40	717	503	7	7	13	1