MINUTES

July 22, 2009

California Debt Limit Allocation Committee
Jesse Unruh Building
915 Capitol Mall, Room 587
Sacramento, CA 95814

OPEN SESSION

1. **Call to Order and Roll Call**

Bill Lockyer, Chairperson, called the California Debt Limit Allocation Committee (Committee) meeting to order at 1:33 p.m.

Members Present:	Bill Lockyer, State Treasurer Marcy Jo Mandel for John Chiang, State Controller Thomas Sheehy for Arnold Schwarzenegger, Governor
Members Absent:	None
Advisory Members Present:	Steven Spears, Executive Director California Housing Finance Agency (Cal-HFA) Elliott Mandell for Lynn Jacobs, Executive Director Department of Housing and Community Development (HCD)
Quorum:	The Chairperson declared a quorum

2. **Approval of the Minutes of the May 27, 2009 Meeting**

Thomas Sheehy moved approval of the minutes of the May 27, 2009, meeting. Mary Jo Mandel seconded, there were no objections and the May 27, 2009, minutes were approved by unanimous vote.

3. **Executive Director's Report**

Joanie Jones Kelly reported the following:

- Introduced 2 new employees of CDLAC.
- CDLAC 2009 Allocation Update-

A. 2009 Cap - Multifamily Housing Program (QRRP)

Amount Remaining

General	$1,000,000,000
Rural	$70,000,000
Mixed Income	$213,000,000

To ensure that no past year allocation is lost, CDLAC will award several July 22, 2009, QRRP projects unused carry-forward allocation in lieu of current year allocation. General Pool projects will receive $5.7 million in carry-forward allocation and a Mixed Income Pool project will receive $50 million in carry-forward allocation.

The following (substantial) unused 2008 multifamily housing carry-forward allocations will remain, with 3 years to use allocation:

$67.3 million – Cal-HFA (2008)

$51.5 million - County of Contra Costa (2008)

$20.0 million – City of Los Angeles (2008)

B. Single Family Housing Program (2009 Cap)

	Reservation	**Allocated To Date**	**Amount Remaining**
Cal-HFA/Cal-Vet	$250,000,000	$0	$250,000,000
Locals	$250,000,000	$95,082,768	$154,917,232

C. Industrial Development Bond Program (2009 Cap)

In January 2009, CDLAC awarded $150 million to the California Industrial Development Financing Advisory Commission (CIDFAC) for the IDB program. To date, CIDFAC has awarded $14 million in allocation to various IDB projects.

D. Exempt Facility Program (2008 Cap)

On December 3, 2008, California Pollution Control Financing Authority (CPCFA) was awarded all unused 2008 allocation in the amount of $788,318,045 on a carry-forward basis (to be used through December 31, 2011). No allocation has been awarded to date but CPCFA intends to utilize the allocation within the allotted time frame.

E. Student Loan Program (2009 Cap)

No Student Loan allocation has been awarded to date. Awaiting clarification on Federal laws and the Student Loan Program.

Reservation	Allocated To Date	Amount Remaining
$225,000,000	$0	$225,000,000

F. Undesignated Reserve Pool (2009 Cap)

No Reserve Pool allocation has been awarded to date. However, on July 22, 2009 staff will recommend that the Committee transfer $250 million in unassigned allocation to the Single Family Housing Bonus Pool to be discussed in item 8.

Reservation	Allocated To Date	Amount Remaining
$711,076,665	$250,000,000	$461,076,665

- The Chairman opened the floor to members for questions; there were no questions or comments.

4. H.R.3221 Single Family Housing Program Update:

Joanie Jones Kelly reported:

In August 2008, CDLAC received a Federal allocation of $1.2 billion in Special Allocation for housing.
The HR 3221 allocation has a short lifespan of approximately two years; if the allocation is not used within that time frame it is lost. CDLAC has the ability to reallocate the HR 3221 allocation if the Issuer is unable to issue bonds.
A total of six (6) state and local agencies received HR 3221 allocation, of those six agencies only two have not used any of their allocation. The first is Cal-HFA who will report at the meeting (July 22nd) they are evaluating their program. The second agency is Independent Cities a JPA representing San Bernardino County. Independent Cities has no plan for the use of their allocation at this time. CDLAC has agreed to give Independent Cities until August 30, 2009, to submit a plan. If they are unable to provide a plan by that date, the issue will be reviewed at the September 23rd CDLAC meeting.
The 2 agencies that have not been able to issue their allocation, propose to issue mortgage revenue bonds, which have not been financially viable. The other 4 programs propose to issue mortgage credit certificates because bonds do not have to be issued and first time home buyers can receive tax credit on tax returns.

Joanie Jones Kelly requested that the Chair allow Steve Spears of Cal-HFA to update. There were no objections.

Steve Spears advised what Cal-HFA has done is to attempt to wait out the market. Despite reports that the market may not rebound until mid to late next year, the Federal Government, HUD, and Treasury are working together on a Federal package to assist states. The package proposal includes purchasing state HFA bonds; however, details are not yet firm. The package should include programs to assist HFA to issue bonds.

- The Chairman asked what was the deadline on the re-allocation of HR3221 allocation.
- Joanie Jones Kelly stated that potentially by the end of 2009 there would be information to allow other Divisions to utilize the allocation.
- The Chairman asked if the allocation had to be returned before other issuers were allowed to utilize.
- Joanie Jones Kelly responded that perhaps substituting with regular allocation to allow others to use existing HR3221 allocation.
- Tom Sheehy asked how the re-allocation process worked.
- Joanie Jones Kelly responded it is considered a carry-forward through December 31, 2010.
- Tom Sheehy asked is there backup process for converting HR3221 into mortgage credit certificate.
- Joanie Jones Kelly responded that the MRB application would have to be revised to show the use and implementation of a mortgage credit certificate.

There were no other comments or questions.

5. Consideration of an Extension to the Issuance Period for Various Difficult to Develop Area (DDA) Designated Qualified Residential Rental Pool Projects:

Misti Armstrong reported:

On January 1, 2009, several Difficult Development Areas throughout California lost their DDA designation. The locations were:

09-023 Valley Vista Apts. (County of Contra Costa)

09-024 Windsor Redwoods Apts. (County of Sonoma)

09-026 Finnell Place and Washington Gardens Apts. (County of Napa)

To preserve the designation and its benefits, applications for projects within these DDA's were submitted to CDLAC prior to the December 31, 2008, DDA expiration date. The applicants later received an award of allocation on March 25, 2009, and in accordance with CDLAC Procedures, an issuance deadline of no later than August 10, 2009, was established. Staff has since been informed that due to current market conditions and unanticipated changes in the structure of project financings the projects will be unable to finalize their project financing by the current CDLAC deadline.

To preserve the DDA designation associated with these projects, Staff recommends the Committee extend the current August issuance deadline to November 15, 2009. This will allow the projects additional time to close their transaction. In even that deadline cannot be met it will allow CDLAC staff the necessary time to reallocate and fully utilize the applicant's unused allocation prior to year-end.

- The Chairman asked if that was sufficient time to re-allocate.
- Misti Armstrong responded it was adequate.
- The Chairman asked for any questions; there were none.
- Tom Sheehy made a motion to approve extension.
- Marcy Jo Mandel seconded the motion.
- There were no objections; motion to approve an Extension to the Issuance Period for Various Difficult to Develop Area (DDA) Designated Qualified Residential Rental Pool Projects was approved unanimously.

6. Determination and Distribution of the American Recovery and Reinvestment Act (ARRA) Recovery Zone Bond Allocation and Consideration and Approval to Disseminate Related Proposed Revisions to CDLAC Procedures for a 30-Day Public Comment Period

Crystal Alvarez reported:

On February 17, 2009, H.R. I, The American Recovery and Reinvestment Act of 2009 was enacted. Recovery Zone Bonds provide tax incentives and lower borrowing costs for local governments and private entities to promote job creation and economic recovery in areas particularly affected by employment declines. The Recovery Zone Bonds are allocated by the Department of Treasury to the states based on the proportion of each state's 2008 employment decline bears to the national 2008 employment decline. The allocation has been further sub allocated by the Department of Treasury among counties and large municipalities.

There are two (2) types of Recovery Zone Bonds:

First is the Recovery Zone Facility Bonds. The total California allocation is $1,209,338,000. The ARRA legislation authorizes $15.0 billion in Recovery Zone Facility Bonds nation wide. These are a new category of bonds they will be treated as tax exempt private activity bonds for issuance in 2009 and 2010.

Second is the Recovery Zone Economic Development Bonds. The total California allocation is $806,225,000. The ARRA legislation authorizes $10 billion in tax credit bonds for Recovery Zone Economic Development Bonds nation wide; these are taxable tax credit bonds for issuance in 2009 and 2010.

For both types of Recovery Zone Bonds the Local government must; 1) Designate a Recovery Zone area prior to the issuance of tax-exempt bonds or taxable tax credit bonds, 2) A Recovery Zone is defined as, an area designated because of significant poverty, unemployment, rate of home foreclosures or general distress, or economically distressed because of a military base closure or realignment, or any area which a designation as an empowerment zone or renewal community is already in effect, 3) The following cities did not meet the Recovery Zone unemployment criteria: Bakersfield, Chula Vista, Daly City, Escondido, Fresno, Oceanside, Salinas, San Diego, San Francisco, San Jose, Santa Clara, Sunnyvale, and Visalia. 4)The following counties did not meet the Recovery Zone unemployment criteria: Alpine, Colusa, Del Norte, Fresno, Imperial, Inyo, Kern, Lassen, Madera, Marin, Mariposa, Merced, Modoc, Monterey, Napa, San Benito, San Diego, San Luis Obispo, San Mateo, Santa Barbara, Santa Clara, Santa Cruz, Sierra, Sutter, Tehama, Tulare, Tuolumne, and Yuba

RECOVERY ZONE FACILITY BONDS

A Recovery Zone Facility Bond is treated as an exempt facility bond under federal code section 142, the interest would be tax-exempt. At least 95% of the net proceeds must be used for recovery zone property. Recovery Zone Facility bonds are private activity bonds in that an allocation is made by the Department of the Treasury to the local issuer for use by a private entity.

Recovery Zone Facility Property is defined as: It must be depreciable property if; such property was constructed, reconstructed, renovated.

RECOVERY ZONE ECONOMIC DEVELOPMENT BONDS

Is a taxable credit bond to be used for governmental purposes. The issuer may elect to receive payments from the federal government equal to 45% of the interest.

Authorized Recovery Zone Economic Development projects include; capital expenditures for property located in recovery zone; expenditures for public infrastructure and construction of public facilities, and expenditures for job training and educational programs.

REALLOCATION OF RECOVERY ZONE BONDS:

CDLAC will have no immediate role in the administering of the Recovery Zone Bond allocation to counties and large municipalities, however, CDLAC will require a Report of Action be submitted to CDLAC upon the issuance of bonds not more than three days following the issuance of Facilities Bonds and Economic Development Bonds. This report should include the date and amount of the issuance and the designated recovery zone in which proceeds will be used.

CDLAC will develop a process for distribution of an allocation that has been waived by localities. CDLAC will re-allocate this waived allocation in a manner that will maximize public benefits for the State of California.

CDLAC will return to the Committee to present the Reallocation Procedures, application, and waiver form at a later date.

Counties and large municipalities receiving Facilities Bonds and Economic Development Bonds allocation must provide CDLAC with a Plan of Issuance no later than January 31, 2010. The Plan should include a recovery zone bond resolution and a description of the projects to be funded. In addition counties and municipalities are encouraged to include a project issuance timeline as part of the Plan of Issuance.

Allocations that after July 1, 2010, have not been issued or included in a notice of intent to issue are automatically deemed waived and returned to CDLAC for reallocation.

Staff recommends: To approve the allocation of ARRA Recovery Zone Bond Allocation and approve the distribution of draft Recovery Zone Facility Bond Procedures and Recovery Zone Economic Development Bond Procedures for a 30-day public comment period. The Procedures define Recovery Zone Bond Programs and include the timetables outlined above for the reallocation of Recovery Zone Bonds.

- The Chairman stated that the Cities and Counties that don’t meet the unemployment criteria are places with some of the worse unemployment in the State, but because it didn’t change it doesn’t count.
- Elliot M concurred with the Chairman and asked if CDLAC would allow local governments that did not receive an initial allocation to participate in the re-allocation process.

- Crystal Alvarez responded: CDLAC will draft procedures based on public comment and the amount of allocation that is returned. Also, the Recovery Zone designation is not part of the Treasury's calculation to designate Recovery Zone Bonds, the Recovery Zone designation will be approved by those counties and municipalities that have an allocation and have been designated a recovery zone in order to issue in that area.
- Joanie Jones Kelly added that there was a window from 2007-2008, the Department of Treasury reviewed the Federal unemployment rate and reviewed the individual cities and counties and if the threshold was met, then the cities and counties were included. The formula and list was produced by the Department of Treasury. Those areas such as Fresno, Bakersfield, and Imperial County are eligible to compete for the re-allocation. Also, because it is believed that the recession started in California sooner, some of those areas may have already bottomed out, so when the window of 2007-2008 was reviewed, if the area didn't qualify, they were ineligible for an allocation.
- The Chairman asked for any other comments or questions; there were none.
- Thomas Sheehy moved for approval of recommended item.
- Marcy Jo Mandel asked for clarification on language in request.
- Joanie Jones Kelly responded that the correction was to item 2-Recovery Zone Facility Bonds. Originally it stated the "bond holder had the option to receive a 45% tax credit". In review with Counsel, there is no longer an option to provide tax credit bonds; the issuer is only eligible for a 45% subsidy.
- The Chairman asked that by approving this recommendation it initiates the 30 day comment period.
- Joanie Jones Kelly confirmed the 30 day comment period.
- Marcy Jo Mandel seconded the motion to approve.
- The Chairman stated there were no objections, motion to approve a 30-day public comment period for the Determination and Distribution of the American Recovery and Reinvestment Act (ARRA) Recovery Zone Bond Allocation and Consideration and Approval to Disseminate Related Proposed Revisions to CDLAC Procedures was unanimously approved.

7. Determination and Distribution of the American Recovery and Reinvestment (ARRA) Qualified Energy Conservation Bond Allocation and Consideration of and Approval to Disseminate Related Proposed Revisions to CDLAC Procedures for a 30-Day Public Comment Period

Brady Hill reported:

<u>QUALIFIED ENERGY CONSERVATION BONDS</u>

IRS Notice 2009-29 of the American Recovery and Reinvestment Act of 2009 provided that the State of California will receive $381,329,000 in QECB allocation. This allocation is to be distributed to large local governments. For purposes of the QECB program, large local government means any municipality or county that has a population of 100,000 or more. It is important to note that Indian Tribal Governments shall be treated as a large local government.

- The Chairman asked if there were any Indian Tribal Governments in excess of 100,000 in California.
- Brady Hill indicated there were none in California.

The distribution to large local governments is as follows: California is to receive $12,746,103; Counties to receive $197,669,919; Municipalities $170,173,417; Indian Tribal Governments $739,561.

IRS Notice 2009-29 also requires that the calculation of the QECB allocation for Counties and Municipalities be based on information released by the US Census Bureau for the period that is closest in time to that use for the State and consists of information as of July 1, 2007. This results in a total allocation for the counties and municipalities of $367,843,336 which is 96% of total allocation for the State of California. The remaining 4% is reserved for State entities and Indian Tribal Governments. The notice further requires that "allocation to a State or large local government shall be allocated in turn by the State or large local government to issuers within the State in a manner that results in the use of not less than 70 percent of the allocation to such State or large local government to designate bonds that are not private activity bonds. Conversely, the Notice mandates that no more than 30 percent of the allocation to such State or large local government be used to designate bonds that are private activity bonds. The proceeds of the Qualified Energy Conservation Bonds can be used for "qualified conservation purposes". However, if the bond issue is a private activity bond, the term "qualified conservation purposes" shall not include any expenditure that is not a capital expenditure. However, bonds issued for the purposes of providing loans, grants, and other repayment mechanisms for capital expenditures to implement green community programs are not treated as private activity bonds for purposes of section 54DE3 of the IRS code.

ALLOCATION AND RE-ALLOCATION OF QECB

A. CDLAC will administer the State's portion of the QECB allocation. As such, CDLAC has developed proposed Procedures and an application for the State's portion of the QECB allocation.
B. CDLAC will have no immediate role in the administering of the QECB allocation to municipalities, counties and Indian Tribal Governments. However, pursuant to the proposed CDLAC Procedures the following shall apply:
    1. CDLAC will require a Report of Action form be submitted to CDLAC upon the issuance of bonds not more than three days following the issuance of QECBs. This report should include the date and amount of the issuance and the designated locality in which proceeds will be used.
    2. CDLAC will develop a process for administering allocation that has been waived by these parties. CDLAC will re-allocate this waived allocation in a manner that will maximize public benefits for the State of California.
    3. CDLAC will return to the Committee to present the Re-allocation Procedures and application at a later date.
    4. Counties and large municipalities receiving QECB allocation must provide CDLAC with a Plan of Issuance no later than January 31, 2010. The Plan should include a description of the projects to be funded. In addition, counties and municipalities are encouraged to include a project issuance timeline as part of the Plan of Issuance.

5. Allocations that after July 1, 2010, have not been issued or included in a notice of intent to issue are automatically deemed waived and returned to CDLAC for reallocation.

Staff recommends that the Committee approve the allocation of ARRA Qualified Energy Conservation Bond Allocation and approve the distribution of draft Qualified Energy Conservation Bond Procedures for a 30–day public comment period.

- The Chairman stated that the request is to place the item for a 30 day comment period. The Chairman asked for comments or questions; there were none.
- Thomas Sheehy motioned for approval.
- Marcy Jo Medina seconded motion.
- The Chairman stated there were no objections, motion to approve 30-day public comment period for the Determination and Distribution of the American Recovery and Reinvestment (ARRA) Qualified Energy Conservation Bond Allocation and Consideration of and Approval to Disseminate Related Proposed Revisions to CDLAC Procedures was approved unanimously.

8. Consideration and Adoption of a Single Family Housing Bonus Pool

Sarah Lester reported:

The Single Family Housing Program Bonus Pool is the reserve of Single-Family Housing Program Pool that may be established by the Committee to assist eligible Applicants that have Single Family Housing program demands that exceed their available allocation.

Applicants will be awarded an Allocation of the Single-Family Housing Program Bonus Pool in the same proportion as their current year fair share Allocation.

For 2009, the Single-Family Housing - Mortgage Credit Certificate (MCC) Program has experienced increased participant demand. As a result, many local program administrators have requested that additional 2009 allocation be provided to meet the needs of these active MCC programs. In January 2009, staff surveyed key issuers to determine their estimated demand for 2009 allocation. However, due to the instability in the financial markets, it was difficult to project allocation usage for 2009. As a result, staff reserved an estimated 21.5% or $711 million of the 2009 allocation as “unassigned”. This reservation provided staff the flexibility to provide additional allocation to various program pools on an “as needed” basis. To meet the increased demand of the Single Family Housing MCC program, staff recommends the committee utilize $250 million of the “unassigned” reserved allocation to support a Single Family Housing Bonus Pool. A balance of $461 million will remain in the undesignated pool.

The Bonus Pool awards will be granted by the Committee based on Applicant demand and eligibility at a later date.

Staff recommends the transfer of $250 million from the unassigned reserve allocation to establish a Single-Family Housing Program Bonus Pool.

- The Chairman asked if any questions.
- Thomas Sheehy asked how the $250 million amount was determined.
- Joanie Jones Kelly responded that in the single family housing pool, there is a reservation of $500 million. That has been the practice for the last several years. $250 million goes to the State and $250 million goes to the local governments. A Fair Share Allocation to each local government is based on its population. Many local governments in the Single-Family Housing Program have already used their original "fair share" and are requesting another "fair share". In order to calculate using the same formula, the $250 million amount was used. If all applicants do not request another "fair share", the allocation can be used elsewhere at a later date.
- The Chairman asked if any other questions; there were none.
- Thomas Sheehy moved for approval of recommendation.
- Marcy Jo Mandel seconded motion.
- The Chairman stated there were no objections and the motion to approve the Adoption of a Single Family Housing Bonus Pool was approved unanimously.
- The Chairman stated that he received a note and that a Mr. Daniels wished to comment on items 6 and 7 and invited him to the microphone. The Chairman reminded Mr. Daniels that both items were merely going out for a comment period.
- Mr. Daniels did understand the approvals of items 6 and 7 were only for a comment period. He stated he was with a company (unnamed) which represents a lot of school districts, community college districts, and small municipalities that are not on the distribution lists for the Recovery Zone Bond and the Qualified Energy Conservation Bond programs. He requested that the Committee considers, when designing how to re-allocate any unused funds, allowing small municipalities, school districts, community college districts, or any other small local governments to apply for the funds. These are governments that have shovel ready projects. There are many other programs that would stimulate capital funding, such as the Qualified School Construction Bond Program. School districts are applying for those funds; however, there are limited funds. This would be another pot of funds to utilize. He asked if Committee feels this is appropriate within the constraints of the law.
- The Chairman stated that the question is whether there is any discretion by the Committee.
- Joanie Jones Kelly answered that she had no knowledge of school districts of being eligible to participate in the program. The language now does not allow school districts, it specifically states it is for cities, local municipalities and that is the only information available at this time.

- Mr. Daniels stated he had a conversation yesterday with an unnamed IRS attorney who is involved in the Qualified Energy Conservation Bond Program who advised him that if a County or large local government approves, they can give a portion of their allocation to a smaller government within their jurisdiction. Mr. Daniels was unsure how that translates to re-issuing, however, there are a number of ready to go projects. He inquired if there could be some application process for a county and a local government to apply together so when county is awarded allocation, the county can transfer that allocation to the local government.
- Joanie Jones Kelly stated that CDLAC has not proposed any procedures as to how that transfer would happen. It would need to be explored to see if possible, but could not be decided today.
- Mr. Daniels understood and thanked the Committee.
- Marcy Jo Mandel advised Mr. Daniels that if he had any documentation or information that the Committee could use to help decide this process to please forward it to staff for review.
- Mr. Daniels understood.

9. Consideration of Appeals and Applications for an Allocation of the State Ceiling on Qualified Private Activity Bonds for Single Family Housing Programs and Awards of Allocation

John Weir reported:

First item: Consideration of appeals

There are no appeals.

Consideration of applications:

The Committee received three (3) applications requesting their 2009 Fair Share single family housing allocation of $15,822,586 for the issuance of Mortgage Credit Certificates: 1) County of Ventura requested their Fair Share allocation of $5,463,855; 2) San Diego Housing Commission requested their Fair Share allocation of $8,783,731; and 3) County of Orange requested their Fair Share allocation of $1,575,000.

Staff recommends approval of a total singe family housing Fair Share allocation of $15,822,586 to issue Mortgage Credit Certificates for the three projects listed above.

- The Chairman asked if any comments or questions; there were none.
- Thomas Sheehy motioned for approval of recommendation.
- Marcy Jo Mandel seconded the motion.
- The Chairman stated there were no objections. The motion to approve the Appeals and Applications for an Allocation of the State Ceiling on Qualified Private Activity Bonds for Single Family Housing Programs and Awards of Allocation was approved unanimously.

Applicant/ Issuer	Project Name	Allocation Requested	Allocation Awarded
County of Ventura	MCC Program	$5,463,855	$5,463,855
San Diego Housing Commission	MCC Program	$25,000,000	$8,783,731
County of Orange	MCC Program	$1,575,000	$1,575,000
Total - Single Family Program Applications:		**$32,038,855**	**$15,822,586**

10. Consideration of Appeals and Applications for an Allocation of the State Ceiling on Qualified Private Activity Bonds for Qualified Residential Rental Projects and Awards of Allocation

Richard Fischer reported:

a. Consideration of appeals

There are no appeals

b. Consideration of applications

<u>The Rural Pool</u>

The Rural pool received three (3) applications requesting an allocation of $18,025,696.

Staff recommends approval of $18,025,696 in bond allocation for all three projects.

<u>Mixed Income Pool</u>

1) The Mixed Income Pool received (2) projects requesting a total allocation of $61,130,000.

Staff recommends approval of $61,130,000 to fund all projects in the Mixed Income Pool.

2) The 2235 Third Street Apartments submitted by ABAG as issuer exceeds the $30 million project cap per project imposed by Section 17.IV of the CDLAC Procedures. The project located in San Francisco is requesting an allocation of $50,000,000.

Staff recommends the Committee waive the maximum allocation amount for Application 09-084 based on the demand for rental projects is such that, the maximum allocation amount is not warranted due to the lack of competition there will be excess allocation for the current round.

<u>General Pool</u>

1) The General Pool received nine (9) applications requesting a total allocation of $96,225,000.

Staff recommends approval of $96,225,000 to fund all projects in the General Pool.

- The Chairman stated needed two motions for specific cap waiver and general recommendations. He asked for any questions or comments; there were none. He then asked for an explanation of request of waiver.
- Joanie Jones Kelly explained that CDLAC procedures places a $30 million cap on projects for multi-family projects. As long as CDLAC has sufficient allocation and project meets special requirements, can be considered for waiver. The reason for the cap is to ensure that many projects receive allocations.
- Marcy Jo Mandel motioned for approval of waiver of cap.
- Thomas Sheehy seconded motion.
- The Chairman asked for any objections; there were none. Motioned to approve the Appeals and Applications for an Allocation of the State Ceiling on Qualified Private Activity Bonds for Qualified Residential Rental Projects was approved unanimously.
- The Chairman asked for motion for remaining recommendations.
- Thomas Sheehy motioned for approval for remaining recommendations.
- Marcy Jo Mandel seconded motion.
- The Chairman asked for any objections; there were none. Motion to approve the Applications for an Awards of Allocation was approved unanimously.

Applicant/ Issuer	**Project Name**	**Allocation Requested**	**Allocation Awarded**
California Municipal Finance Authority	Oakridge Apartments	$2,725,696	$2,725,696
California Municipal Finance Authority	Pacific Meadows Apartments	$11,000,000	$11,000,000
California Statewide Community Development Authority	Baldwin and Squaw Valley Apartments	$4,300,000	$4,300,000
	Total - Rural Project Applications:	**$18,025,696**	**$18,025,696**
California Statewide Community Development Authority	South Shore Apartments	$11,130,000	$11,130,000
ABAG Finance Authority	2235 Third Street Apartments	$50,000,000	$50,000,000* *Carryforward
	Total - Mixed Income Applications:	**$61,130,000**	**$11,130,000**
Housing Authority of the City of Oakland	Tassafaronga Village Apts. Phase 2	$5,000,000	$5,000,000

California Statewide Community Development Authority	Camellia Place Apartments	$7,500,000	$7,500,000
California Statewide Community Development Authority	Ridgeway Apartments (Supplemental)	$1,825,000	$1,825,000
City of San Jose	Belovida at Newbury Park Senior Apartments	$26,200,000	$26,200,000
Loma Linda Redevelopment Agency	Loma Linda Commons Apartments	$15,000,000	$15,000,000
City of Los Angeles	36th and Broadway Apartments	$5,700,000	$5,700,000* *Carryforward
California Statewide Community Development Authority	Citrus Grove of Rialto II Apartments	$7,200,000	$7,200,000
City of San Jose	Brookwood Terrace Family Apartments	$13,600,000	$13,600,000
City of San Jose	Orvieto Family Apartments	$14,200,000	$14,200,000
Subtotal - General Pool Project Applications:		**$96,225,000**	**$96,225,000**

Public Comment

There was no public comment.

The Chairman acknowledged Joanie Jones Kelly's upcoming retirement with a proclamation.
The Chairman introduced the new CDLAC Executive Director Sean Spear.

Adjournment

The meeting was adjourned at 2:32 pm.