

THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE

July 20, 2011

**Consideration and Approval of an Award Revision to Various Qualified Residential Rental
Project Resolutions**
(Agenda Item No. 6)

ACTION:

Approve the revision to various CDLAC Resolutions for the purpose of releasing the performance deposit without forfeit.

BACKGROUND:

Over time, the Committee has awarded private activity bond allocation to multiple Projects that have recently issued their bonds. However, some of these Projects did not issue 100% of the awarded allocation amount, yet greater than 80% of the allocation awarded. Under Section 8869.84(e) of the California Government Code, for any awarded allocation amount not issued, a proportional share of the applicant/issuer's performance deposit shall be subject to forfeiture to CDLAC.

DISCUSSION:

Projects often encounter justifiable reasons for issuing bonds in amounts slightly less than the original awarded allocation amounts from CDLAC. To avoid a forfeit, staff recommends revising the current CDLAC Resolutions for the Projects, listed below, to reflect the actual amount used.

RECOMMENDATION:

Staff recommends approval of a revision to the CDLAC Resolutions for all five (5) projects listed below:

<u>Reso. #</u>	<u>App.#</u>	<u>Project Name</u>	<u>Orig. Resolution Amount</u>	<u>Revised Resolution Amount</u>
11-09	11-006	NoHo Senior Villas Apartments	\$9,600,000	\$8,725,000
11-17	11-023	Tulare Portfolio Apartments	\$6,100,000	\$5,700,000
11-19	11-018	Canby Woods Senior Apartments	\$13,000,000	\$12,350,000
11-21	11-020	Mission Apartments	\$13,297,355	\$12,888,363
11-47	11-002	Arroyo Vista Family & Senior Apts.	\$31,000,000	\$28,685,977

Prepared by Richard C. Fischer