

**THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE**

**December 11, 2019**

**Scorecard Threshold Cutoff for Multifamily Projects**  
**(Agenda Item No. 6)**

**ACTION:**

Set the CDLAC multifamily point score threshold for applications for allocation of tax-exempt private activity bonds.

**DISCUSSION:**

In preparation for 2020 competitive rounds CDLAC would like to specify the minimum total points required from the multifamily scorecard as part of the bond allocation consideration criteria.

The current cutoff of 45 is well below the 2018 average score of 70 in a non-competitive environment. Since the competitive rounds adds 2 categories (for a maximum of 20 extra points), CDLAC staff is recommending a points score threshold cutoff of 80 for the general pool. Since mixed income projects tend to score lower (averaging 40 in 2018), the threshold would be set lower for this pool to 55 points (assuming an increase due to the competitive categories).

**RECOMMENDATION:**

Staff recommends the approval of the 2020 CDLAC multifamily minimum points threshold of 55 for mixed income projects and 80 for all other multifamily projects.

*Prepared by Evan Kass*