

CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE

Estimated Public Benefits Qualified Residential Rental Project Pool May 23, 2007 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 2007, California's State ceiling is \$3.098 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 2007, the Committee reserved approximately \$1.740 billion or 56.2% of the State ceiling for the Rental Project Pool. The \$1.740 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 \$302,938,429 of the 2007 State Ceiling and authorized the use of an additional \$3,214 in available 2004 carryforward allocation, \$5,800,000 in available 2005 carryforward allocation and \$10,047,410 in available 2006 carryforward allocation for a total allocation of \$318,789,053 on May 23, 2007 for multifamily rental housing. The \$318 million allocated on May 23, 2007 will fund 32 multifamily rental housing projects.

The allocations awarded on May 23, 2007 will finance 2,638 total units, of which 2,428 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 2,428 Restricted Rental Units, 1,003 units will be restricted to very low income households with incomes at or below 50% of the area median income and 1,425 units will be restricted to low income households with incomes between 51% and 60% of the area median income. Of the total 2,638 units to be financed with the allocation, 1,134 will be new construction units, 598 will be senior citizen units, and 305 will be large family (3-4 bedroom) units. In addition, this allocation will preserve 593 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
32	13	19	25	7
% of Total:	40.6%	59.4%	78.1%	21.9%

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	
2,638	2,428	1,003	1,425	210	1,134	1,504	593	2,040	305	598	42	
% of Total:	92 %	38%	54%	8%	43%	57%	22.5%	77.3%	11.6%	22.7%	1.6%	

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	20	1,822	1,755	648	1,107	67	1,224	229	598	38	102	810	1,012	10	10	13	7
MIXED INCOME	1	249	106	106	0	143	249	13	0	0	0	249	0	1	0	1	0
RURAL	11	567	567	249	318	0	567	63	0	4	491	75	492	2	9	11	0
Totals:	32	2,638	2,428	1,003	1,425	210	2,040	305	598	42	593	1,134	1,504	13	19	25	7