

CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE

Estimated Public Benefits Qualified Residential Rental Project Pool July 16, 2008 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 2008, California's State ceiling is \$3.107 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 2008, the Committee reserved approximately \$1.72 billion or 55.4% 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 \$233,065,393 of the 2008 State Ceiling and authorized the use of an additional \$4,285,000 in available 2006 carryforward allocation and \$7,600,000 in available 2007 carryforward, totaling \$11,885,000 in carryforward allocation, for a combined total allocation of \$244,950,393 on July 16, 2008 for multifamily rental housing. The \$244 million allocated on July 16, 2008 will fund 29 multifamily rental housing projects.

The allocations awarded on July 16, 2008 will finance 1,838 total units, of which all 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 1,838 Restricted Rental Units, 995 units will be restricted to very low income households with incomes at or below 50% of the area median income and 843 units will be restricted to low income households with incomes between 51% and 60% of the area median income. Of the total 1,838 units to be financed with the allocation, 694 will be new construction units, 549 will be senior citizen units, and 229 will be large family (3-4 bedroom) units. In addition, this allocation will preserve 324 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
29	10	19	21	8
% of Total:	38%	62%	56%	44%

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	
1,838	1,838	995	843	0	694	1,144	324	1,289	229	549	88	
% of Total:	100 %	54%	46%	0%	38%	62%	18%	70%	13%	30%	5%	

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	24	1,627	1,627	928	699	0	1,123	221	504	88	182	694	933	10	14	17	7
MIXED INCOME	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RURAL	5	211	211	67	144	0	166	8	45	0	142	0	211	0	5	4	1
Totals:	29	1,838	1,838	995	843	0	1,289	229	549	88	324	694	1,144	10	19	21	8