

CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE

Estimated Public Benefits Qualified Residential Rental Project Pool September 22, 2010 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 2010, California's State ceiling is \$3.326 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 2010, the Committee reserved approximately \$1.12 billion or 33.7% of the State ceiling for the Rental Project Pool. The \$1.12 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 authorized the use of \$3,366,830 of available 2008 carryforward; \$137,030,483 of available 2009 carryforward; and \$81,495,000 of available 2008 H.R. 3221 carryforward allocation increasing the total authorized allocation awarded to \$221,892,313 on September 22, 2010 for multifamily rental housing. This allocation will fund 10 multifamily rental housing projects.

The allocations awarded on September 22, 2010 will finance 1,319 total units, of which all 833 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 833 Restricted Rental Units, 365 units will be restricted to very low income households with incomes at or below 50% of the area median income and 488 units will be restricted to low income households with incomes between 51% and 60% of the area median income. Of the total 1,319 units to be financed with the allocation, 978 will be new construction units, and 109 will be large family (3 or more bedroom) units. In addition, this allocation will preserve 341 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
10	5	5	6	4
% of Total:	83%	17%	100%	0%

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	
1,319	833	365	488	486	978	341	341	772	109	547	0	
% of Total:	88%	42%	47%	12%	87%	13%	13%	57%	23%	43%	0%	

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	8	649	648	241	427	1	340	109	309	0	341	308	341	3	5	5	3
MIXED INCOME	2	670	185	124	61	485	432	0	238	0	0	670	0	2	0	1	1
RURAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Totals:	10	1,319	833	365	488	486	772	109	547	0	341	978	341	5	5	6	4