

CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE

Estimated Public Benefits
Qualified Residential Rental Project Pool
November 13, 2013 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 2013, California's State ceiling is \$3.613 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 2013, the Committee reserved approximately \$1.25 billion or 34.6% of the State ceiling for the Rental Project Pool. The \$1.25 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 \$41,222,000 of the 2013 State Ceiling on a carryforward basis and authorized the use of \$7,000,000 of 2010 carryforward allocation; \$2,590,000 of 2011 carryforward allocation; and \$49,206,000 of 2012 carryforward allocation for an aggregate total of \$100,018,000 allocated on November 13, 2013 for multifamily rental housing. This allocation will fund 10 multifamily rental housing projects.

The allocations awarded on November 13, 2013 will finance 711 total units, of which 710 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 710 Restricted Rental Units, 452 units will be restricted to very low income households with incomes at or below 50% of the area median income and 258 units will be restricted to low income households with incomes between 51% and 60% of the area median income. Of the total 711 units to be financed with the allocation, 368 will be new construction units, and 47 will be large family (3 or more bedroom) units.

SUMMARY OF PROJECTS				
Total # of Projects	# of New Constr. Projects	# of Acq. & Rehab Projects	# of Family Projects	# of Senior Citizen Projects
10	3	7	6	4
% of Total:	30%	70%	60%	40%

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
711	710	452	258	1	368	343	0	358	47	353	0
% of Total:	99.9%	63.6%	36.3%	.1%	51.8%	48.2%	0%	50.3%	6.6%	49.7%	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	711	710	452	258	1	358	47	353	0	0	368	343	3	5	4	4
MIXED INCOME	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RURAL	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0
Totals:	10	711	710	452	258	1	358	47	353	0	0	368	343	3	7	6	4