**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE**

**September 24, 2008**

## CONSIDERATION AND ADOPTION OF THE QUALIFIED RESIDENTIAL RENTAL PROGRAM COMPETITIVE APPLICATION PROCESS AND MINIMUM POINT THRESHOLDS FOR THE 2009 ALLOCATION YEAR

**ACTION:**

For the 2009 CDLAC allocation meetings, approve a competitive application process for the Qualified Residential Rental Program (QRRP) and approve Qualified Residential Rental Program (QRRP) competitive minimum point thresholds.

**BACKGROUND:**

**Competitive Application Process**

On April 16, 2008, the Committee approved a competitive application process for the remainder of the 2008 program year. Each allocation period subsequent to this approval was at least, initially oversubscribed. In an effort to award allocation as efficiently as possible, staff restricted awards of allocation to under $30 million. Larger projects were deferred or received "phased" awards of allocation. A CDLAC demand survey for the December 3, 2008 allocation meeting indicates that QRRP demand will far exceed available allocation. As a result, staff anticipates deferring consideration of awards of allocation for several projects to the January 2009 allocation meeting.

The 2009 CDLAC demand survey is currently posted to the CDLAC website and responses are due on November 21, 2008. The QRRP pools are expected to be over-subscribed for 2009. Staff recommends that a competitive application process for the Qualified Residential Rental Program (QRRP) remain in effect for the 2009 allocation year.

**Point Thresholds**

Staff recommends point thresholds remain consistent with previously established competitive thresholds. The Qualified Residential Rental Project Pool has had a competitive minimum threshold of 70 points in the Rural and General Pools and 60 points in the Mixed Income Pool.

**RECOMMENDATION:**

Staff recommends approval of a competitive application process for the Qualified Residential Rental Program.

Staff also recommends approval of competitive minimum point thresholds for the Qualified Residential Rental Program Pools.

*Prepared by Crystal Alvarez*