

CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE

Estimated Public Benefits Qualified Residential Rental Project Pool September 20, 2006 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 2006, California's State ceiling is \$2.890 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 2006, the Committee reserved approximately \$1.635 or 56.6% of the State ceiling for the Rental Project Pool. The \$1.635 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 \$384,706,443 of the 2006 State Ceiling and authorized the use of an additional \$798 in available 2003 carryforward allocation, \$5,803,214 in available 2004 carryforward, and \$1,199,202 in available 2005 carryforward allocation for a total allocation of \$391,709,657 on September 20, 2006 for multifamily rental housing. The \$391 million allocated on September 20, 2006 will fund 28 multifamily rental housing projects.

The allocations awarded on September 20, 2006 will finance 3,126 total units, of which 3,095 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 3,095 Restricted Rental Units, 749 units will be restricted to very low income households with incomes at or below 50% of the area median income and 2,235 units will be restricted to low income households with incomes between 51% and 60% of the area median income. Of the total 3,126 units to be financed with the allocation, 1,382 will be new construction units, 484 will be senior citizen units, 10 will be special needs units, and 707 will be large family (3-4 bedroom) units.

SUMMARY OF PROJECTS				
Total # of Projects	# of New Constr. Projects	# of Acq. & Rehab Projects	# of Family Projects	# of Senior Citizen Projects
28	14	14	23	5
% of Total:	45.8%	54.2%	87.5%	12.5%

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	
3,126	3,095	749	2,235	31	1,382	1,744	485	2,642	707	484	10	
% of Total:	99%	24%	71.5%	1%	44.2%	55.8%	15.5%	84.5%	22.6%	15.5%	.3%	

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	22	2,977	2,946	671	2,164	31	2,493	668	484	10	407	1,311	1,666	14	8	17	5
MIXED INCOME	3*	0	0	0	0	0	0	0	0	0	0	0	0	3	0	3	0
RURAL	3**	149	149	78	71	0	149	39	0	0	78	71	78	1	2	3	0
Totals:	28	3,126	3,095	749	2,235	31	2,642	707	484	10	485	1,382	1,744	18	10	23	5

* Supplemental allocations.

** Includes a supplemental allocation.